

The Arches Broughton





A spacious four double bedroom detached property with garage, parking and garden located in the heart of Broughton.

The Arches, High Street, Stockbridge
Broughton, Hampshire, SO20 8AE

Guide Price:
£725,000



- Light, & bright throughout
- Kitchen/breakfast room
- Sitting room
- Dining room/Study area
- Four double bedrooms
- Main bedroom with ensuite
- Beautifully designed garden
- Off-street parking
- Single garage
- Central village location

The Property

Located in one of the best villages in Hampshire and only a stones throw from the award winning Greyhound pub is The Arches. Light, bright, and spacious throughout, this property offers a welcoming and airy feel in every room. Thoughtfully designed, it also benefits from ample storage, ensuring a clutter-free and practical home. Updated over the years, the Arches now offers substantial and comfortable accommodation for a family, couple or downsizers alike. The entrance hall has traditional slate flooring and off which is the study, cloakroom, storage cupboard and kitchen/breakfast room. The latter has a very good sized kitchen with a range of shaker style floor and wall units under an oak worktop and includes a wine fridge, larder unit and Belfast sink. There is ample space for a dining room table with French doors to the charming and well stocked garden. From the kitchen is the study which could equally be used as a formal dining room or snug. A delightful room with a painted brick wall, sliding oak doors and wooden floorboards. Leading off this room is the sitting room, a good-sized dual aspect room with shuttered windows.

On the first floor are four double bedrooms all with shutters, an airing cupboard and a family bathroom. The main bedroom has the added benefit of an ensuite and the family bathroom, which comprises a white suite with separate shower is another very good sized room as is the landing which is large enough to be used as a small study area.

Services - Mains water, electricity and drainage. Oil-fired central heating.

Ofcom suggests broadband speeds of up to 100 Mbps and that most major mobile networks will have good connectivity in the area.

Tenure

Freehold

EPC Rating

E (51)

Outgoings

Council Tax Band: F

Size

1,822 sq ft (total)





Outside

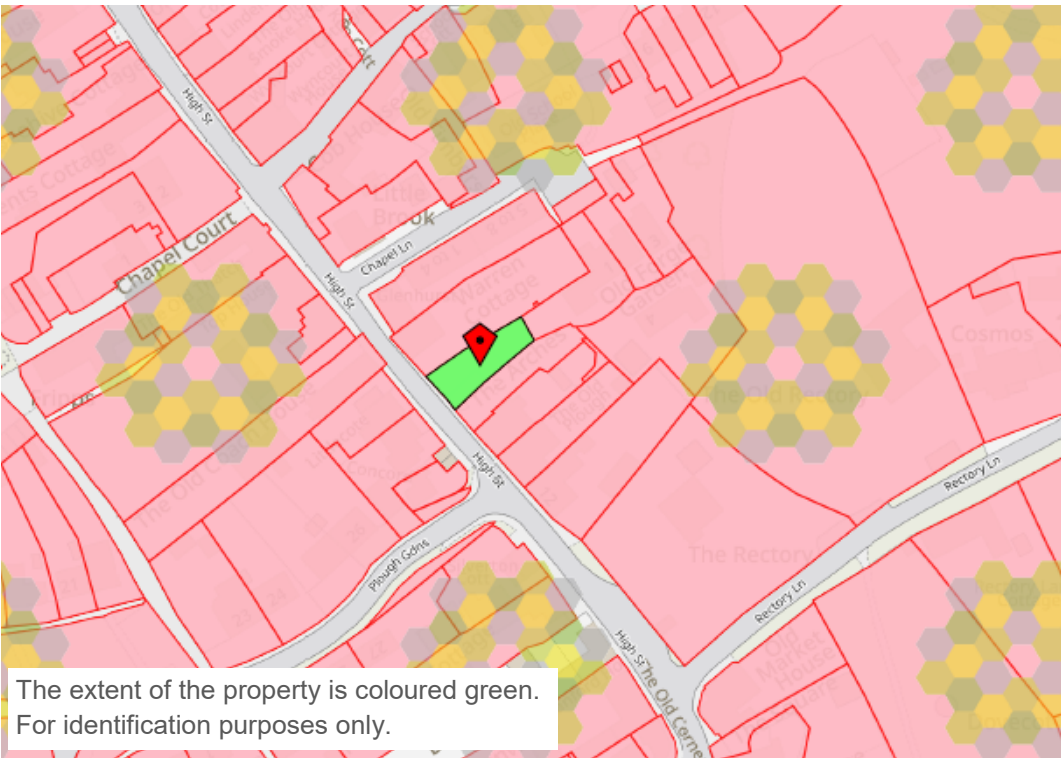
French doors from the kitchen/breakfast room open directly onto the garden, creating a seamless transition between indoor and outdoor living. The garden itself is cleverly designed for both visual appeal and ease of maintenance. Predominantly paved, it features an impressive variety of colourful plants and established shrubs that provide year-round structure, interest, and vibrant seasonal colour.

Ideal for entertaining, the garden boasts three separate terrace areas perfect for alfresco dining or relaxing in the sun. The layout ensures the space functions as a true suntrap, making it a delightful retreat throughout the day. Additional benefits include a single garage and off-road parking, offering both practicality and convenience.

Location

Broughton is a highly sought after Test Valley Village, known for its charming rural setting and easy accessibility to nearby amenities. There is a good sense of community with a range of local amenities including a primary school, doctors surgery, village shop/post office/cafe (run by local residents) and two traditional pubs. The surrounding countryside is a haven for outdoor enthusiasts, with vast green spaces, nature trails, and scenic landscapes. Only a short drive away is the charming market town of Stockbridge where there are a range of independent shops, boutiques, cafes, restaurants, and recreational facilities. The nearby cities of Winchester and Salisbury are also within easy reach, offering an array of popular educational options as well as a good range of cultural and leisure activities. Broughton benefits from excellent transport links, with major road networks such as the A30 and A303 located nearby, providing convenient access to the wider region. Furthermore, Grateley, Andover and Winchester train stations, all within easy driving distance, offer regular services to London Waterloo within 1 hour 15 minutes, 70 minutes and 60 minutes respectively.



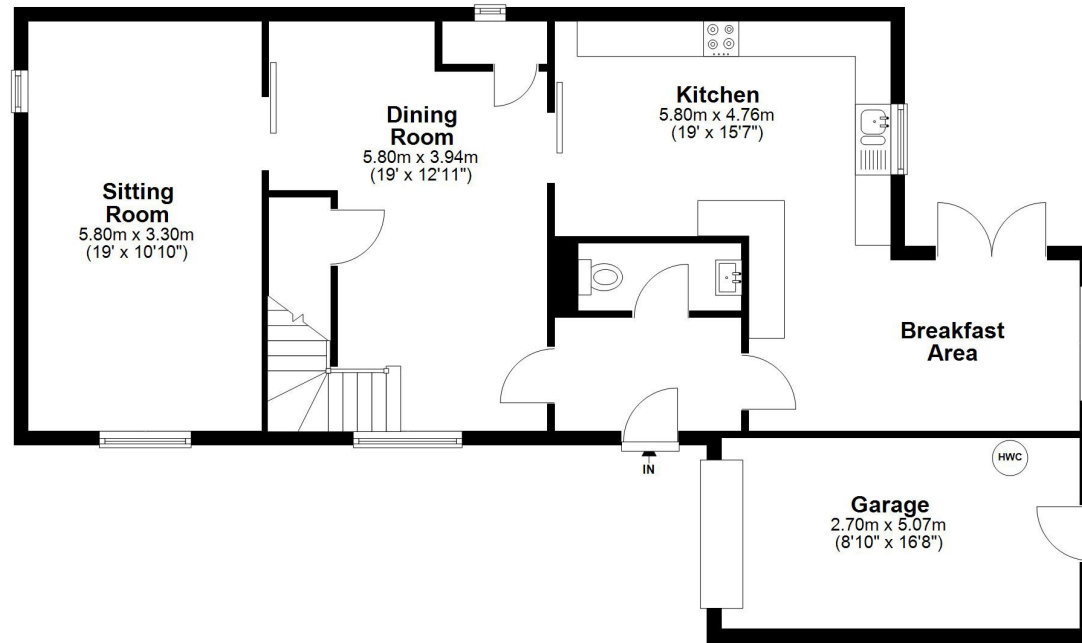


The extent of the property is coloured green.
For identification purposes only.



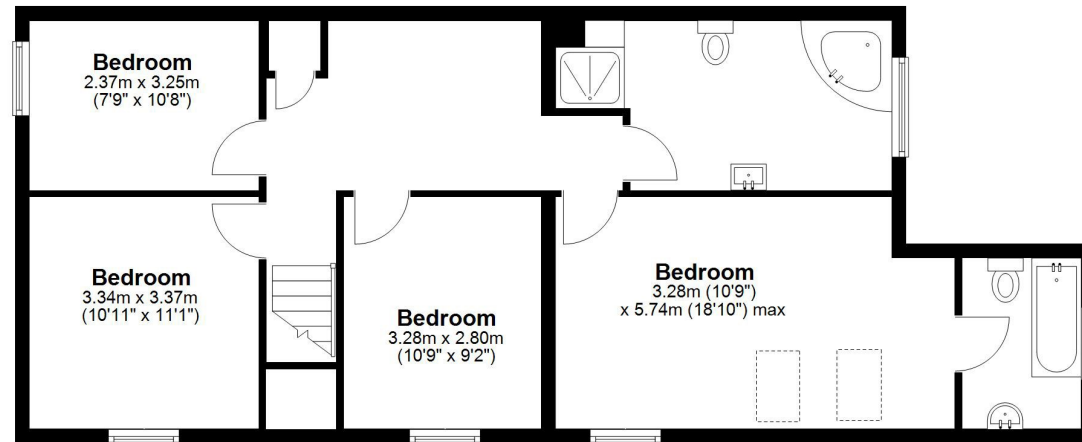
Ground Floor

Approx. 91.2 sq. metres (981.6 sq. feet)



First Floor

Approx. 78.1 sq. metres (840.3 sq. feet)



Total area: approx. 169.3 sq. metres (1821.9 sq. feet)

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Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

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