

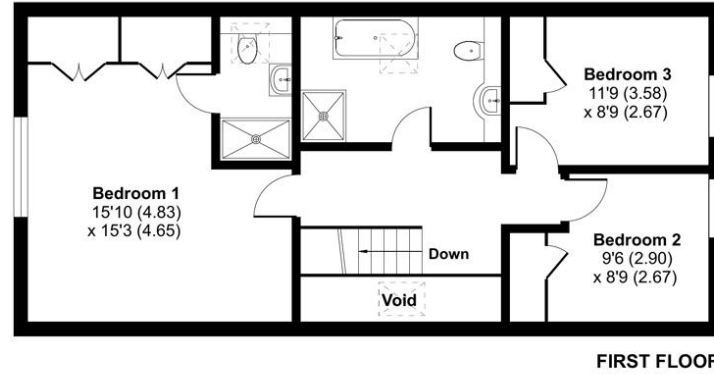
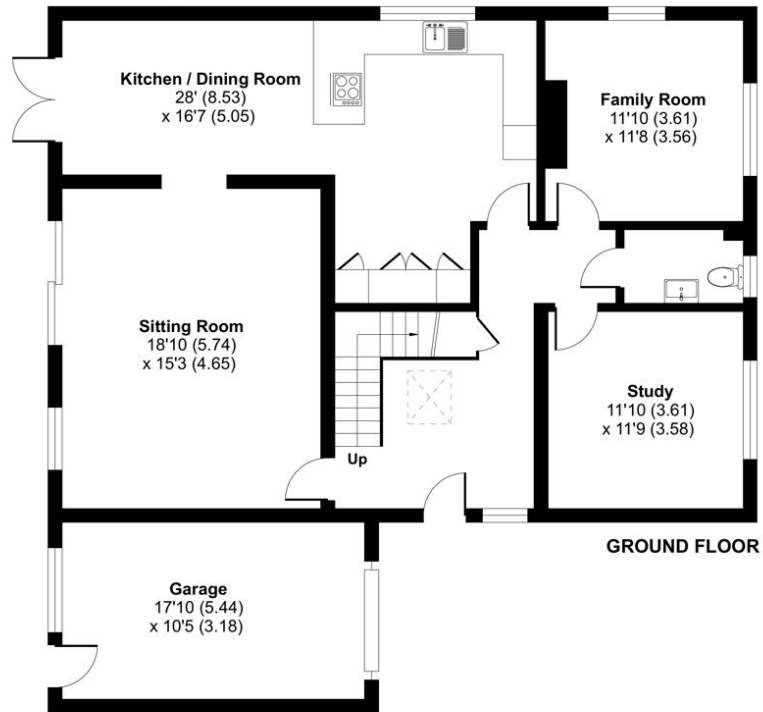




ACCOMMODATION

Nestled in the idyllic Hampshire village of Broughton, a sought-after location in the Test Valley, you will find Sanctuary, a meticulously renovated residence offering over 2000 square feet and boasting energy-efficient heating via an air source heat pump. This stunning property sits on an easy-to-maintain plot and overlooks the picturesque countryside and playing fields to the fore. The heart of the home is a striking kitchen/diner featuring high-quality units, integrated appliances and double doors opening out into the rear garden. Traditional elements like a woodburning stove can be found in the elegant sitting room and oak internal doors blend seamlessly with modern design. The ground floor accommodation also comprises a family room, study and a handy downstairs cloakroom. Upstairs, the accommodation continues to impress; the three bedrooms all benefit from built-in storage and the principal bedroom is served by a stylish ensuite shower room. A four-piece family bathroom serves the remaining bedrooms. Outside, the property's rear garden is mostly laid to lawn, with a patio area perfect for al fresco dining. To the front is a driveway which can accommodate several cars, as well as the garage, which can also be accessed from the rear garden. Broughton's amenities make properties like Sanctuary a rare find - it presents an exceptional opportunity for stylish contemporary living in a charming rural setting.

Approximate Area = 1847 sq ft / 171.5 sq m
 Garage = 186 sq ft / 17.2 sq m
 Total = 2033 sq ft / 188.7 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Charters Estate Agents Limited. REF: 1032375



SITUATION

The highly desirable village of Broughton has valued amenities including a village store, public houses, primary school, doctor's surgery, church and active village hall. The boutique town of Stockbridge with more extensive amenities is just 3 miles to the east. The area is renowned for its leisure pursuits with an abundance of adjacent footpaths leading directly onto the protected chalk downland.



SPECIFICATION

- Three-bedroom chalet bungalow
- Over 2000sq ft
- Three reception rooms
- Family bathroom, ensuite shower room and W/C
- Garage
- Low-maintenance rear garden

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: F

ASKING PRICE

£795,000

TENURE

Freehold