

SPECIFICATION

- Detached family home • 4 double bedrooms all with en suites • Log burner • Integrated appliances • Large Garden with patio area • Double garage • EV charging point • Solar panels • Unfurnished

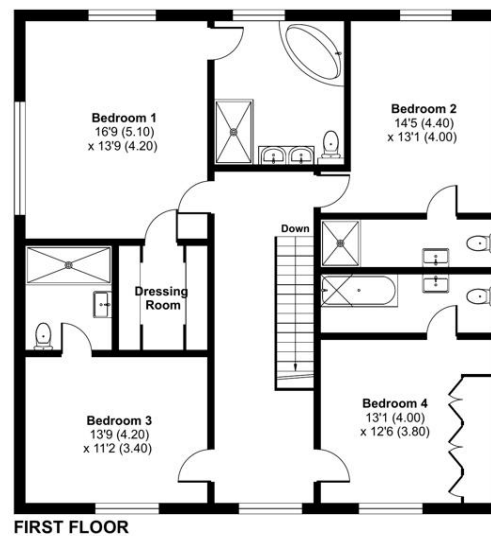
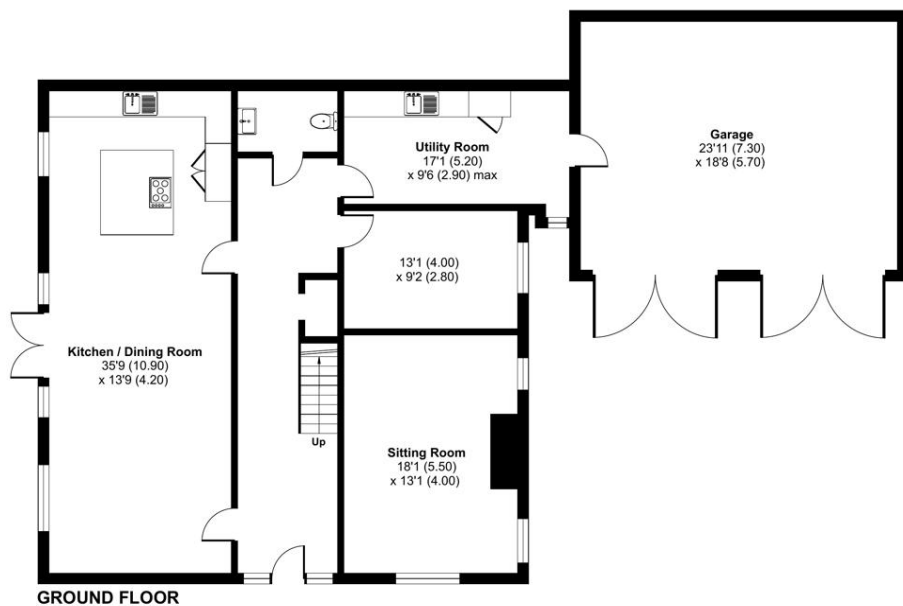
ACCOMMODATION

This wonderful recently constructed 4 bed detached home is set in a quiet tucked away location in the beautiful village of Houghton in the Test valley. The property has been built to a high specification throughout and has lovely high ceilings giving a lovely feeling of space and with light pouring through the bespoke windows. With 4 double bedrooms all with en suites and the principal bedroom also having a dressing room all bedrooms are accessed from a large galleried landing with window overlooking the front of the property. On the ground floor off the central wood floored hall there is a lounge with wood burner, large study, utility room, cloak room plus the spacious kitchen dining/social space with integrated white goods and granite work surfaces. Double doors open out onto an outside terrace and gardens. There is ample parking for several cars on the driveway that leads to a double garage with light and power and EV charging point on the driveway too. Solar panels on the roof complete the environmental credentials of this super property which is a must for a family looking for something for everyone!



Approximate Area = 2605 sq ft / 242 sq m
Garage = 448 sq ft / 41.6 sq m
Total = 3053 sq ft / 283.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	87	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checon 2024. Produced for Charters Estate Agents Limited. REF: 1148095



SITUATION

The desirable Test Valley village of Houghton benefits from local amenities including a village hall, church and public house with a convenience store, post office and primary schooling available in the neighbouring villages of King's Somborne, Broughton and Stockbridge. The village provides good access to commuter links and the more extensive facilities available in the market town of Romsey, cathedral cities of Salisbury and Winchester and commercial centre of Southampton. The picturesque village of Stockbridge offers many village shops, several traditional inns, restaurants and a network of footpaths and bridleways for walking and riding in the surrounding countryside. Winchester's winding streets offer hidden bookshops, boutiques, restaurants, contemporary bars and the renowned Theatre Royal, together with the mainline railway station providing fast train links to London (Waterloo).

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band G
Minimum Term 12 Months

£4,000 PER MONTH

Security Deposit £4,615.35 (based on advertised rental price)
Holding Deposit £923.08 (based on advertised rental price)



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