

# Warren Cottage, High Street, Broughton



# Warren Cottage, High Street, Broughton, SO20

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Pretty Grade II listed house in the sought after Test Valley village of Broughton.

Situated in the middle of the village the house is a pretty attached 4 bedroom property with 3 reception rooms and kitchen on the ground floor. Both the sitting room and family room have log burning stoves with the main reception room having a beautiful inglenook fireplace. On the first floor there are four bedrooms, The main bedroom has a brand new en-suite and a family bathroom serves the other three bedrooms. Both bedrooms to the rear of the house with lovely views up the garden. There are two cellars one of which is tanked and is used as a utility and the other as storage. The house has a driveway behind private gates to the right of the property. There is a generous sized garden with mature and colourful planting along with two patios.

**Guide price:** £975,000

**Tenure:** Available freehold

**Local authority:** Test Valley District Council

**Council tax band:** G

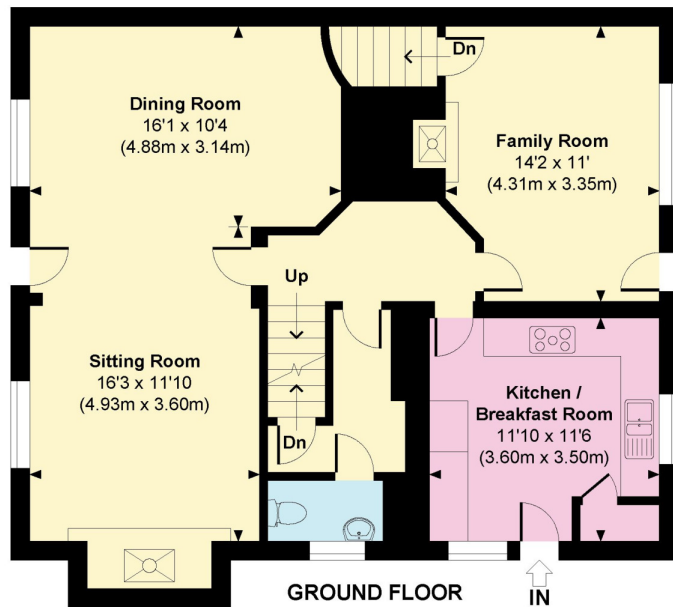
## Location

The house is located on the High Street in Broughton, a thriving village with excellent amenities including a Post Office and shop, doctor's surgery, primary school, village hall, church and two pubs. The nearby town of Stockbridge has a wider range of facilities and there are regular direct trains to London Waterloo from nearby Grateley and Winchester railway stations.

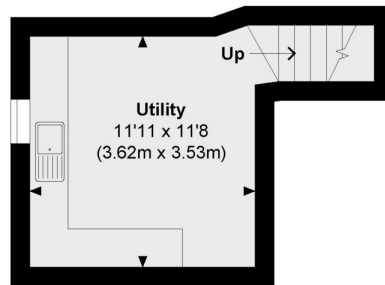
From Winchester proceed to Stockbridge continuing on the A30 towards Salisbury. After approximately 1\* miles turn left signposted Broughton. Continue to the next junction and turn left into the village. Continue over the Wallop Brook and into the High Street. you will pass Warren Cottage on your left hand side when approaching the centre of the village.



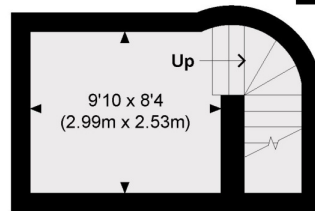




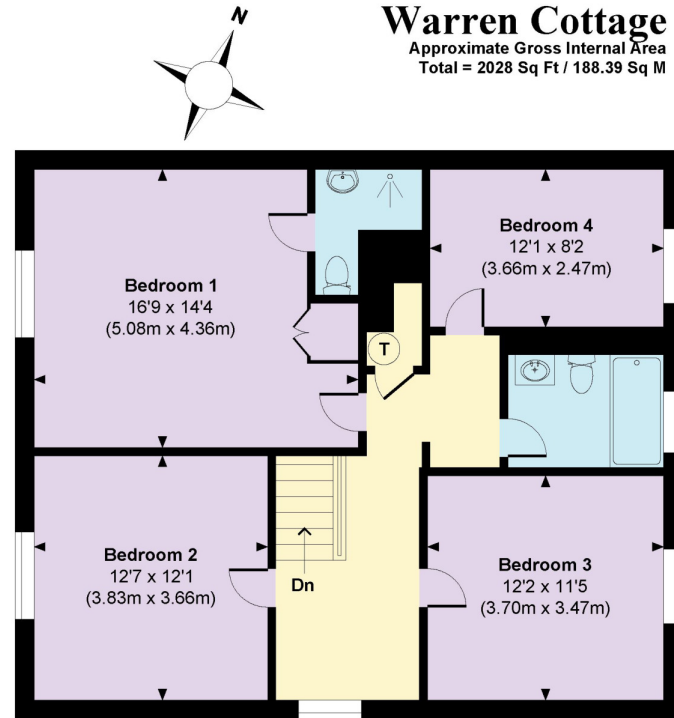
GROUND FLOOR



CELLAR 1



CELLAR 2



FIRST FLOOR

What3words: ///drive.recap.outraged  
Postcode: SO20 8AE

# Warren Cottage

Approximate Gross Internal Area  
Total = 2028 Sq Ft / 188.39 Sq M



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2022. Photographs and videos dated April 2022.

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