



Beam Cottage, Houghton, Nr Stockbridge

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# Beam Cottage, Houghton, Hampshire

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Grade II listed Beam Cottage is thought to date from the 17th century when we understand it was once three separate cottages. In 2010 the cottage was extended with the addition of the hall, utility, workshop, studio and double garage.

A spacious and modern hall leads to the enormously characterful main house with its lovely exposed beams and brick work. The high quality kitchen has an Aga, marble work tops and a superb two drawer dishwasher. The cosy snug and dining room are adjacent. There is also a study and garden room. Separate staircases lead to the principal bedroom with an en suite and two other bedrooms and bathroom. Above the garage is the large studio/office room which might also be used as a fourth bedroom.

The house is situated in the village conservation area and approached via a five bar gate over a shingle drive. There is plenty of space to the front of the property for parking and there is a generous double garage. To the rear of the house are patio areas and lawn which can be accessed from the garden room. The garden is enclosed by fencing and hedging and there is a good working garden area with shed. The workshop is accessed from the garden. The double garage has electric doors opening on to the drive.



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Local Authority: Test Valley Borough Council  
Council Tax band: G  
Tenure: Available freehold

Guide price  
**£975,000**

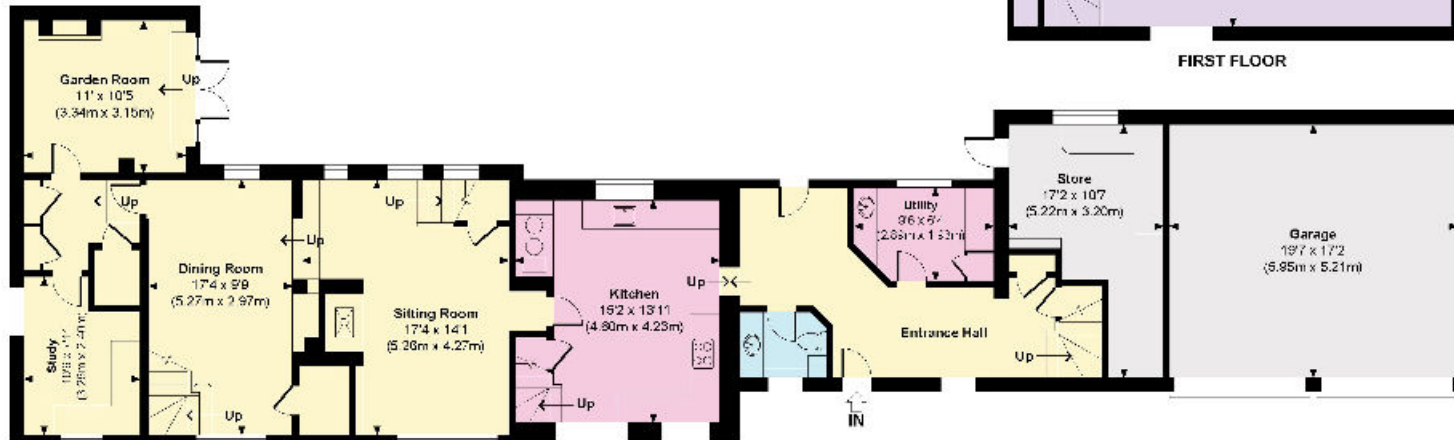
**Beam Cottage**  
Approximate Gross Internal Area  
Main House = 2566 Sq Ft / 238.33 Sq M  
Garage = 334 Sq Ft / 31.06 Sq M  
Total = 2900 Sq Ft / 269.39 Sq M  
includes areas with Restricted room height.



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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 September 2023. Photographs and videos dated September 2023.

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