



4 Venison Terrace, Dixons Lane, Broughton, SO20 8AP

Winkworth



BEAUTIFULLY EXTENDED FOUR BEDROOM COTTAGE.

4 Venison terrace is situated in the highly desirable Test Valley village of Broughton. Broughton itself offers good local amenities including a village store, public house, a primary school within a 5 minute walk from the property, an outstanding preschool, doctor's surgery, church and active village hall. The picturesque market town of Stockbridge with more extensive amenities is within 5 miles, further east is the cathedral City of Winchester and the cathedral city of Salisbury lies to the west. There is convenient access to London and the West Country by road (M3 and A303) and rail, with main line stations at Grateley and Winchester. Situated on the Clarendon Way footpath, there is excellent walking in the surrounding countryside.

4 Venison Terrace is a beautifully presented terrace cottage in the ever-popular village of Broughton. The property is unique in the sense it is, to all intents and purposes a period cottage that has been wonderfully extended to create a lovely modern family home with four bedrooms. The property benefits from a double storey extension to the rear, increasing both the living and bedroom space. You are welcomed into the property via a porch which also houses a downstairs cloakroom. The living room to the front elevation features a fireplace with log burner. The kitchen/diner to the rear elevation is fitted with a wide range of eye and base level units and a breakfast bar, the perfect space to sit and socialise. The kitchen also accommodates a dining table and doors that open onto the garden. Stairs lead to the first floor where there are four bedrooms and a family bathroom. The principal bedroom benefits from built in wardrobes along with a large storage cupboard. The family bathroom has recently been renovated to a high standard.

The property has private front and back gardens, mainly laid to lawn bordered with mature shrubs. The house has the wonderful addition of a separate outbuilding, currently set up as a workshop but could easily be adapted to provide a home office or gym.





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Address: 4 Venison Terrace, Dixons Lane, Broughton SO20 8AP

Council Tax Band: D

EPC: TBC

Tenure: Freehold



Venison Terrace

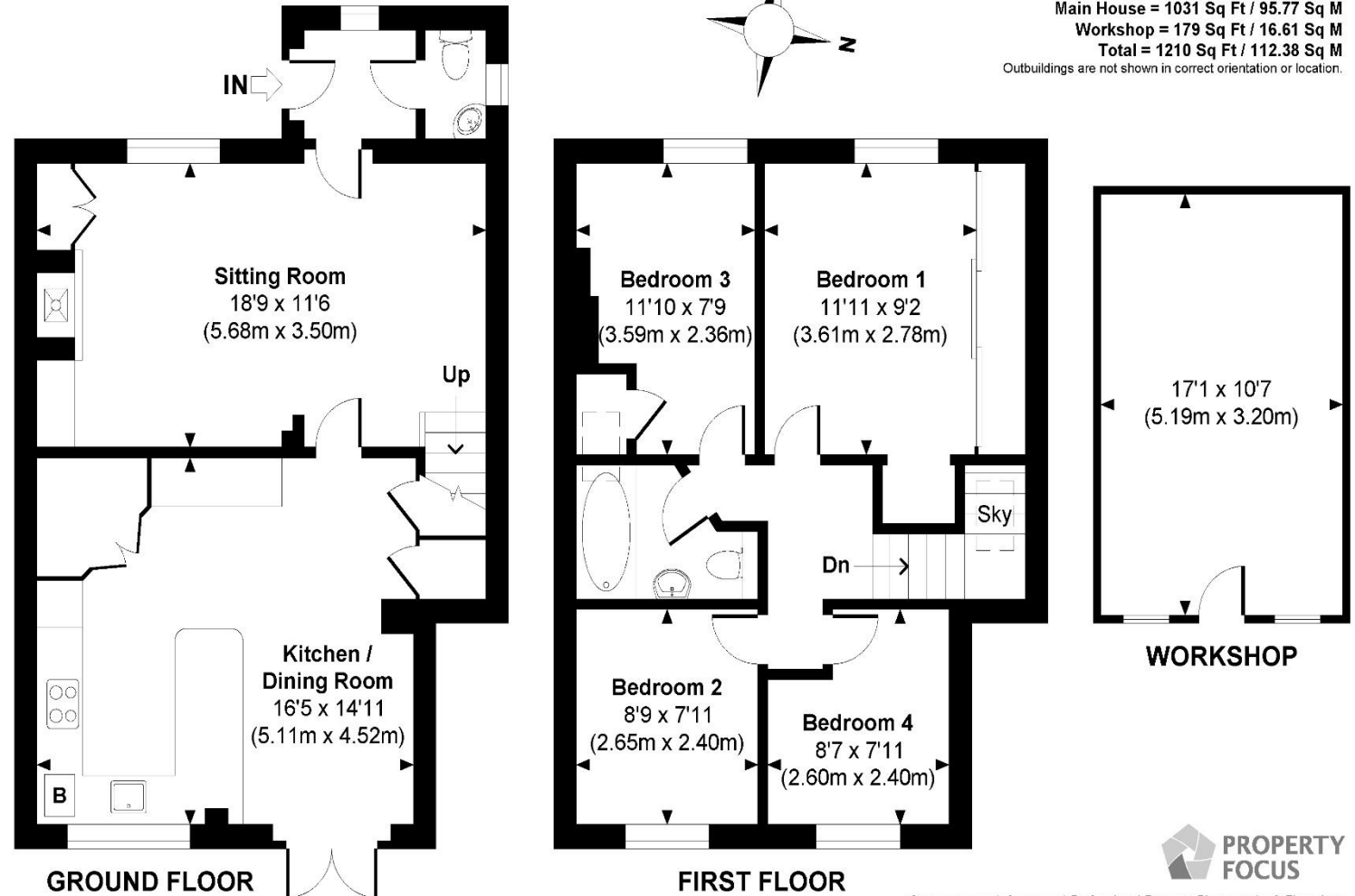
Approximate Gross Internal Area

Main House = 1031 Sq Ft / 95.77 Sq M

Workshop = 179 Sq Ft / 16.61 Sq M

Total = 1210 Sq Ft / 112.38 Sq M

Outbuildings are not shown in correct orientation or location.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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