



Old Houghton Garage, Horsebridge Road, Houghton, Stockbridge SO20 6FY

£565,000, Freehold

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**Winkworth**





## THREE BEDROOM PROPERTY IN POPULAR TEST VALLEY VILLAGE

Houghton is a charming Test Valley village lying around two miles south of Stockbridge. Positioned on the banks of the River Test and surrounded by open countryside, it offers a peaceful rural setting while remaining well connected to Romsey, Salisbury and Winchester. The village benefits from a popular riverside pub and restaurant, a church, a village hall and a recreation ground. Houghton is particularly well known for its network of footpaths and riverside walks, with both the Test Way and the Clarendon Way passing through the area and providing access to some of the finest scenery in the valley. A wider range of amenities is available in nearby Stockbridge, which offers a selection of independent shops, cafés and restaurants, along with a Post Office, medical facilities, churches and schooling at both primary and secondary levels. Educational options in the surrounding area include a choice of well-regarded state and independent schools. Salisbury and Winchester, both historic cathedral cities, can be reached in approximately twenty minutes by car and provide mainline rail services. Additional rail connections are available from Dunbridge, located less than five miles to the south. Local points of interest include Houghton Lodge & Gardens and the National Trust's Mottisfont Abbey.

This delightful three-bedroom, cottage-style semi-detached home is situated in a highly sought-after village and makes a charming impression from the moment you arrive. The property is approached via an attractive frontage and opens into a welcoming entrance hallway with a convenient cloakroom. The dual aspect sitting/dining room is of generous proportions. The sitting room overlooks the front elevation and features a characterful brick fireplace with a wood-burning stove, creating a cosy and inviting space. The dining area enjoys views over the garden and opens directly onto it through stylish French doors. The dining area flows seamlessly into the kitchen, which is well appointed with a generous range of floor and wall-mounted cupboards. On the first floor are three well-proportioned bedrooms, two of which benefit from fitted wardrobes. All bedrooms are served by a contemporary family bathroom.

Externally, the property enjoys an attractive frontage with a lawned garden and mature planting, creating an inviting first impression. To the rear is a private garden, featuring a well-maintained lawn, gravel pathway and established planting. A patio area, ideal for outdoor dining and entertaining, is accessed directly from both the sitting room and the kitchen. In addition to parking for up to three vehicles the property further benefits from a 'barn style' garage, providing secure parking or additional storage.

- Ultrafast Broadband Available (Taken from Ofcom Website)
- Mains Electricity & Water
- Private Drainage
- No onward chain





Address: Old Houghton Garage,  
Horsebridge Road, Houghton SO20  
6FY

Council Tax Band: 'D' TVBC

Tenure: Freehold

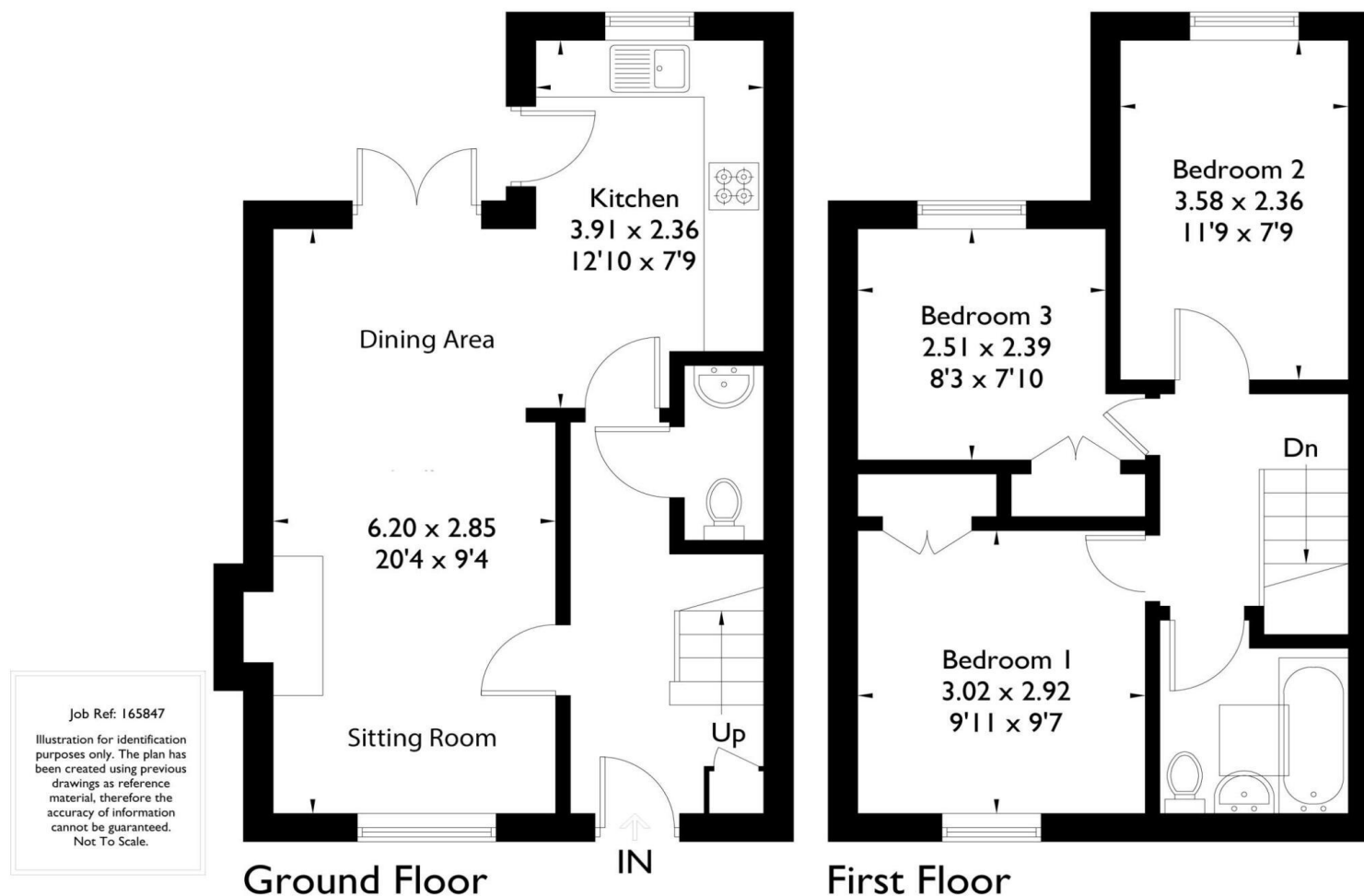
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



For more information, scan the  
QR code above

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Approximate Gross Internal Area  
70.7 sq m / 761 sq ft



[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)

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