



HOUGHTON FARM CLOSE HOUGHTON STOCKBRIDGE, SO20 6FB

Houghton is a village located close to Stockbridge in the highly desirable countryside of the Test Valley. The village has a public house, a village hall and church and nearby Stockbridge offers a wide range of local amenities including restaurants, shops, art galleries, doctors' surgery and the renowned Butcher John Robinson. The cathedral cities of Winchester and Salisbury, together with Andover, are within driving distance and offer regular train services to London Waterloo, also accessible from nearby Grateley. The A303 to the north provides excellent road communication to the West Country, to London via the M3, and the A34 links to the south coast and the north.

There are a number of good schools in the area including a primary school in Stockbridge, plus the Test Valley School, with Peter Symond's Sixth Form College at Winchester. Independent preparatory schools include Princes Mead, Pilgrim's, Twyford, Stroud and Farleigh, with Winchester College and St Swithun's in Winchester, Godolphin's in Salisbury and Hampshire Collegiate in Romsey.



SPECIFICATIONS

KITCHEN

- Carefully considered layouts with choice of finishes from our selected packages. *(subject to build stage)*
- Composite worktops with upstand
- Ceramic kitchen sink
- NEFF Integrated oven
- NEFF Integrated microwave combination oven
- NEFF Induction hob
- NEFF Integrated fridge freezer
- NEFF Integrated dishwasher
- Wine Cooler to **Plots 1, 2 & 11**
- LED strip under cupboard lighting
- Choice of floor tiling *(subject to build stage)*
- Low energy down lights

UTILITY ROOM

- Composite worktop
- Stainless steel sink
- Power and plumbing for washing machine and tumble dryer
- Base cupboard(s)

BATHROOMS & ENSUITE

- Wall hung toilet with concealed cistern
- Wall hung basin with cupboard under
- Grohe brassware throughout
- Chrome heated towel rail
- Low energy down lights
- Shaver socket and mirror
- Choice of wall and floor tiles *(subject to build stage)*
- Fully tiled over baths and showers, half tiled the rest

HIGH QUALITY FIXTURES & FITTING

- Fitted wardrobe with sliding door to master bedroom and bedroom 2
- Oak finish solid core internal doors
- Glazed door to lounge and kitchen
- Chrome door furniture
- All walls smooth painted in matt emulsion in one colour
- Ovolo architrave and skirting
- High performance timber double glazed windows and doors, with exception of **Plot 7** which will be aluminium
- Carpet to choice except where tiled *(subject to build stage)*

HEATING, SECURITY & ELECTRICS

- 2 zoned air source heat pump and underfloor heating to the ground floor and radiators to the first floor
- TV/Data point to all rooms
- Fitted digital aerial

- Telephone socket to lounge and central cupboard
- Mains operated smoke alarm
- Fitted burglar alarm
- Virgin Media fitted to principle rooms
- Ducted for customers own telephone provider

EXTERNAL

- Rear garden turfed
- Front garden landscaped
- Fenced/Walled garden
- External light to all external doors
- External tap front and rear

GUARANTEE

- Willton Homes 2 year Warranty
- 10 Year Structural LABC Guarantee



Plot 1



PLOT 1 Square Footage 2163 (Excluding Car Port)

Ground Floor

Lounge

14'7" x 16'9" / 4.45m x 5.12m

Study

10' x 10'3" / 3.07m x 3.13m

Entrance Hall

7'3" x 27'6" / 2.21m x 8.4m

Kitchen / Dining

12'1" x 28'7" / 3.69m x 8.73m

Utility

6'6" x 10'7" / 1.99m x 3.23m

Garden Room

16'6" x 12'5" / 5.03m x 3.79m

Car Port

20'7" x 21'4" / 6.29m x 6.52m



First Floor

Bedroom 1

14'7" x 11'5" / 4.45m x 3.50m

Bedroom 2

12'1" x 11'5" / 3.69m x 3.50m

Bedroom 3

12'1" x 10'3" / 3.69m x 3.13m

Bedroom 4

12'6" x 10'3" / 3.82m x 3.13m

Landing

7'3" x 20'9" / 2.21m x 6.33m



Plot 2



PLOT 2 Square Footage 2163 (Excluding Garage)

Ground Floor

Lounge

14'7" x 15'5" / 4.45m x 4.72m

Study

8'11" x 11'6" / 2.74m x 3.53m

Entrance Hall

7'2" x 27'6" / 2.20m x 8.40m

Kitchen / Dining

12'1" x 28'7" / 3.69m x 8.73m

Garden Room

16'6" x 12'5" / 5.03m x 3.79m

Garage

19' x 19'9" / 5.81m x 6.04m



First Floor

Bedroom 1

14'7" x 11'5" / 4.45m x 3.49m

Bedroom 2

12'1" x 11'5" / 3.69m x 3.49m

Bedroom 3

14'7" x 10'3" / 4.45m x 3.13m

Bedroom 4

10'4" x 10'3" / 3.15m x 3.13m

Landing

7'3" x 20'9" / 2.21m x 6.33m



Plot 7 - Barn Conversion





Plot 8 - 10



PLOT 8 - 10 Square Footage 1431 (Excluding Car Port)

Ground Floor

Lounge

16'6" x 12'6" / 5.04m x 3.83m

Dining Room

14'5" x 12'5" / 4.41m x 3.80m

Kitchen

10'7" x 11'1" / 3.23m x 3.40m

Car Port for Plots 9 & 10 to be shared

19'9" x 19'9" / 6.08m x 6.09m

Car Port Plot 8

10'1" x 19'9" / 3.08m x 6.09m

First Floor

Bedroom 1

10'7" x 12'6" / 3.25m x 3.83m

Bedroom 1 Ensuite

4'5" x 8'8" / 1.35m x 2.66m

Bedroom 2

12'3" x 10'9" / 3.75m x 3.29m

Bedroom 3

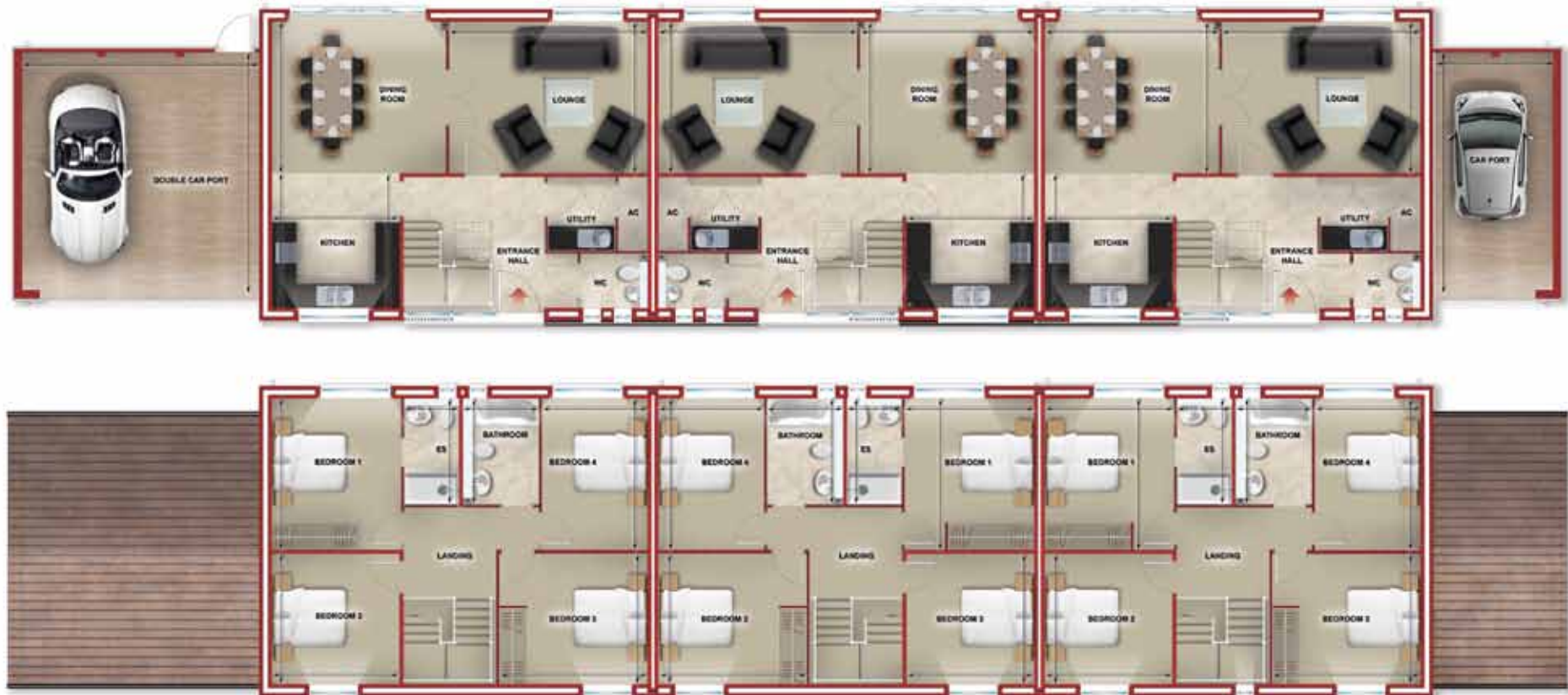
10'7" x 10'9" / 3.23m x 3.30m

Bedroom 4

8'8" x 12'5" / 2.65m x 3.80m

Bathroom

6'2" x 8'8" / 1.90m x 2.66m



Plot 11



PLOT 11 Square Footage 2163 (Excluding Garage)

Ground Floor

Lounge

14'7" x 16'9" / 4.45m x 5.12m

Study

10'1" x 10'3" / 3.08m x 3.13m

Entrance Hall

7'3" x 27'6" / 2.21m x 8.40m

Kitchen / Dining

12'1" x 27'6" / 3.69m x 8.40m

Garden Room

12'9" x 16'10" / 3.90m x 5.14m

Garage

21'4" x 20'7" / 6.54m x 6.32m



First Floor

Bedroom 1

14'7" x 11'5" / 4.45m x 3.50m

Bedroom 2

12'1" x 11'5" / 3.69m x 3.50m

Bedroom 3

12'6" x 10'3" / 3.83m x 3.13m

Bedroom 4

12'1" x 10'3" / 3.70m x 3.13m

Landing

7'3" x 20'9" / 2.22m x 6.33m



Plot 12 & 13



PLOT 12 & 13 Square Footage 1883 (Excluding Garage)

Ground Floor

Lounge

13'1" x 18'3" / 4.01m x 5.58m

Study

13'2" x 16'10" / 4.02m x 5.15m

Kitchen

21'1" x 17'5" / 6.44m x 5.33m

Entrance Hall

9'10" x 18'4" / 3.02m x 5.59m

Garage

9'8" x 17'1" / 3.00m x 5.22m



First Floor

Bedroom 1

16'6" x 13'5" / 5.04m x 4.11m

Bedroom 1 Ensuite

6'2" x 9'2" / 1.90m x 2.81m

Bedroom 2

13'1" x 13'1" / 4.00m x 4.01m

Bedroom 3

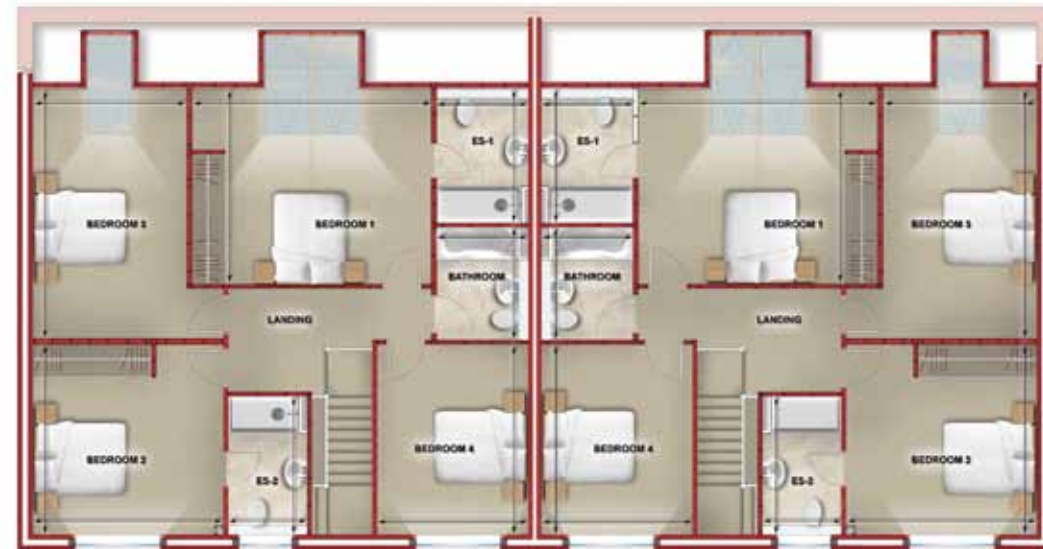
17'3" x 10'6" / 5.26m x 3.22m

Bedroom 4

10'5" x 13'1" / 3.18m x 4.01m

Bathroom

6'2" x 7'8" / 1.90m x 2.35m





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The development is being undertaken by local developers, Willton Homes, who have a reputation for having great attention to detail with customer satisfaction their first priority. This ethos is supported by a 10 year structural warranty through LABC Warranty.

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