



A particularly attractive Grade II listed cottage

Gardeners Cottage, 61 Church Street, Micheldever, Hampshire SO21 3DB

Freehold



Sitting/dining room • Kitchen • Bathroom • Cloakroom •
3 bedrooms • Garden room/office • Greenhouse •
Gardens

Situation

Micheldever is a pretty Hampshire village situated in the beautiful countryside of the Dever Valley. There are good local facilities including a popular primary school, church and public house. The local highly regarded Henry Beaufort School is always an attraction to those moving to the area, and there are also a number of independent schools within easy reach including Twyford, Winchester College and St Swithun's. It is a strong and welcoming community with societies for special events. Winchester and Basingstoke are easily reached, both having mainline railway stations. Just over two miles away at Micheldever Station are regular train services to London Waterloo. The A34, M3 and A303 roads for access to the Midlands, London, the South Coast and South West are within a short distance.

Description

Believed to date from the early 18th Century, Gardener's Cottage is a charming semi-detached property in the heart of this popular village, within walking distance of the local amenities. The property is Grade II listed and has a wealth of period features. It has recently been restored internally and externally, and

is presented in immaculate order. The spacious kitchen/breakfast room has a good range of hand-painted Shaker style units with solid oak and granite worktops and a walk-in larder. Doors lead out onto the rear terrace and gardens beyond. The large open plan dining/sitting room has good ceiling height, exposed beams and a wood burning stove. It provides a fantastic space for entertaining. On the first floor there are three double bedrooms. The generous master bedroom and second bedroom have built in cupboards. A separate staircase leads to the third bedroom.

Outside

The delightful rear garden provides beautiful surroundings featuring well-stocked herbaceous borders and enjoys a south-westerly aspect. There is also a terrace area and greenhouse. A spacious garden room/office with adjoining store offers a particularly versatile space, making it the perfect area for working from home. There is a parking area alongside the cottage. In summary, a particularly attractive period cottage with well-balanced accommodation and delightful gardens at the heart of this sought-after village.





Agents Note

The property is subject to a flying freehold.

Outgoings

Council Tax - Band E

Post Code

SO21 3DB

Local Authority

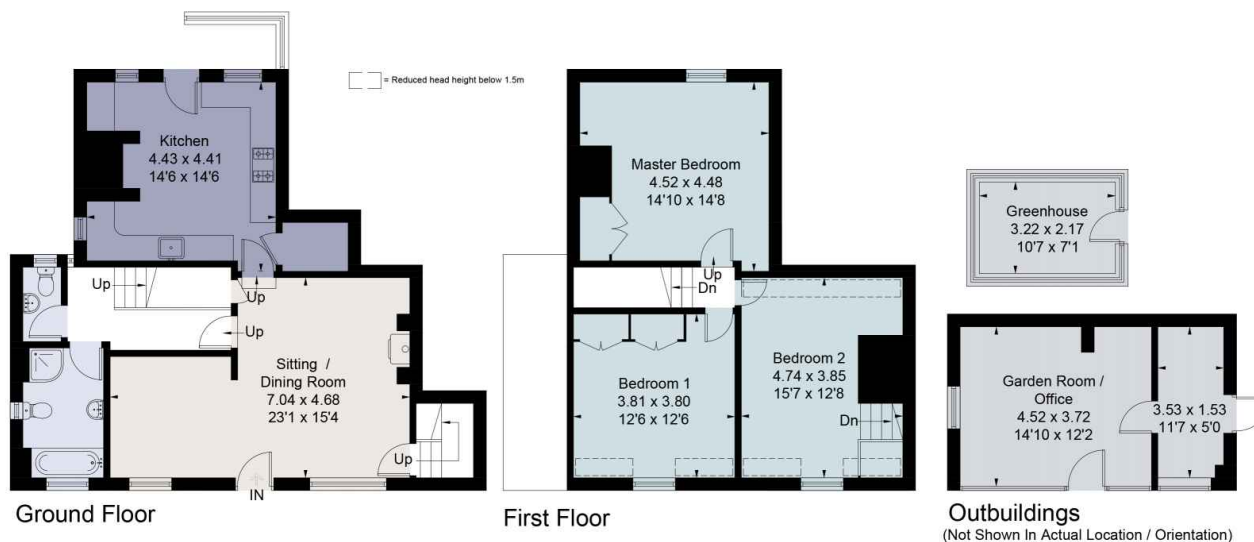
Winchester City Council

Viewing

Strictly by appointment with Savills.



Approximate Area = 125.6 sq m / 1352 sq ft
Including Limited Use Area (3.9 sq m / 42 sq ft)
Outbuilding = 30.8 sq m / 331 sq ft
Outbuilding Including Limited Use Area (1.0 sq m / 10 sq ft)
Total = 156.4 sq m / 1863 sq ft
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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