



A good-looking brick and flint period home

Coachman's Cottage, 12 Preshaw Estate, Upham, Hampshire SO32 1SU

Leasehold



Entrance hall • Dining room • Sitting room • Kitchen
• Cloakroom • Garden room • 3 bedrooms • 1 en suite
• Family bathroom • Parking • Gardens • EPC = E

Situation

The Preshaw Estate, approached via a part tree-lined private drive, is an idyllic rural setting within the South Downs National Park enjoying some of the best countryside views across the estate. Coachman's Cottage forms part of a conversion from the original Preshaw Estate and comprises one of a number of properties which were stylishly and imaginatively converted about 25 years ago. The small group of properties sits within view of the large Preshaw Country house, and is surrounded by the fields and woods of this farming estate within an Area of Outstanding Natural Beauty.

The Georgian market town of Alresford provides local shopping. The cathedral city of Winchester is about 8 miles away, and Petersfield 14 miles to the east, both offering main line railway stations with services to London Waterloo (approximately 1 hour) together with a comprehensive range of retail, cultural and educational amenities. The market town of Bishops Waltham lies within about 5 miles with a range of local shops and restaurants.

The M3 motorway (J9) is about 6 miles away, enabling direct road access to central London and the M27 to the South.

Cheriton Primary School and Perins Secondary School are the catchment area schools. There is also a good range of private schools in the area including Winchester College, St Swithun's, Twyford, Prince's Mead and The Pilgrims' School. There is also Peter Symonds Sixth Form College in Winchester.

Description

Coachman's Cottage is a good-looking brick and flint period cottage which occupies a fantastic position within the Preshaw Estate. The property comes with well-presented accommodation including a kitchen with a range of floor and wall mounted units including cupboard and drawer sections with work surfaces over and a delightful outlook over the terrace and gardens. An archway leads through to a substantial dining room with central chimney breast housing a log-burner, providing an excellent space for entertaining and also open plan to the study area.





A formal sitting room provides a great space for relaxing and entertaining with a vaulted ceiling and doors onto the side terrace. A garden room off the kitchen is a more recent addition and provides perfect space from which to enjoy the outlook over the garden. At first floor level there are three bedrooms, one of which has an en suite and a family bathroom servicing the other two rooms. The overall feeling within the house is one of character and a particularly welcoming feel.

Outside

There is generous parking for a number of vehicles. The gardens are a real feature of Coachman's Cottage and have been beautifully presented and include a generous terrace area which provides excellent space for outdoor entertaining and relaxing. The gardens are laid to lawn with some attractive planting and rise up towards the hedges on the boundary. A really pleasant environment with a great degree of interest throughout the year.

Tenure

Long leasehold with share of freehold.

Services

Mains water and electricity. Private drainage. Oil-fired central heating. Country fast broadband.

Outgoings

Council Tax – Band E

Local Authority

Winchester City Council

Directions

From Winchester take the A272 towards Petersfield. After passing Cheesefoot Head continue on the straight section and take the next right, towards Warnford. Proceed straight over the crossroads. Continue on this road until reaching another crossroads (with Salt Lane). Go straight across signposted to Preshaw. The turning for the estate is soon after on the right. Follow the tree lined drive, and continue bearing round to the left away from the main house. Keeping left pass the properties on your right-hand side, the road will continue rising up and bear round to the right at the top, where the entrance to visitors' parking will be found on the left-hand side. From the visitors' parking, head for the far exit and then walk down the main lane and Coachmans Cottage will be found a short distance along on your right hand side, next to the Church.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

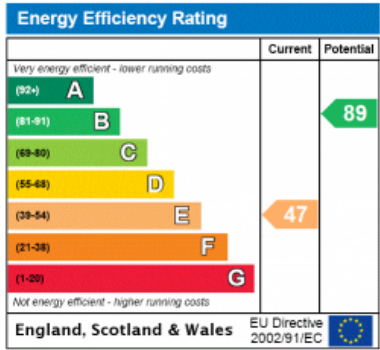
Strictly by appointment with Savills.

Approximate Area = 142.9 sq m / 1538 sq ft
Garage = 15.2 sq m / 164 sq ft
Total = 158.1 sq m / 1702 sq ft
Including Limited Use Area (3.5 sq m / 38 sq ft)
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