



Colyton Cottage, Cheriton, Alresford

At home in Hampshire  **Hellards**

Colyton Cottage

CHERITON, HAMPSHIRE SO24 0QA

Guide Price: £895,000

- Charming Grade II Listed Cottage dating from 1620
- Prominent Location fronting a Stream and Green
- Brimming with Original Character Features
- Four Bedrooms and Two Bath/Shower Rooms
- Plenty of Living and Kitchen/Dining Space
- Pretty South West Facing Cottage Garden
- No Onward Chain

A delightful 17th Century Grade II listed cottage in the centre of Cheriton, fronting a green and stream. Colyton Cottage encompasses two of the original three cottages in the row and is bursting with original character features, including walls and ceilings with exposed beams, some of which originate from decommissioned ships we believe, and a striking inglenook fireplace. Extended in 1995, there is plenty of ground floor living space, four bedrooms and two bath/shower rooms. The property is offered for sale with no onward chain.

The cottage is approached from the small bridge over the River Itchen, which is just a stream at this point in its journey. A wrought iron gate opens to the charming front garden, with a brick path to the front door, which opens to a lobby. The sitting room features a sizeable inglenook fireplace with wood-burning stove. The generously proportioned drawing room faces onto the cottage garden, and features a wood-burning stove and exposed beams. A door leads through to the kitchen, which has been extended and offers plenty of cooking and dining space, with bespoke wooden units, solid wood worktops, a Belfast sink and an electric Rangemaster cooker with gas hob. A lobby leads to a cloakroom, utility area and rear lobby, with a stable door to the rear garden.

Stairs from the sitting room lead up to the first floor landing. The master bedroom enjoys views over the front garden, with built-in wardrobes and an ensuite shower room. Bedrooms two and three are both double rooms, each having built-in wardrobes. Bedroom four has built a built in wardrobe and a view over the rear garden. Note: part of the the fourth bedroom room being a flying freehold over the adjoining cottage. Off the landing is a family bathroom, with airing cupboard.





The main garden is at the front of the cottage, enjoying a sunny south westerly aspect and complete privacy as it is surrounded by mature hedging. There is a mixture of flower and shrub borders, a small lawn and paved terrace, providing a wonderful retreat. A path to the side of the cottage leads through to the rear garden, which includes a selection of sheds, a log store and rear access gate.

Cheriton is a sought-after village with a well-known pub, a good primary school, local shop, church and its own civil war battlefield. It is considered to be a welcoming and inclusive village. Cheriton is surrounded by beautiful rolling countryside and is located 3 miles south of Alresford and 6 miles to the east of Winchester. There is access to London, Southampton and the Midlands via the local road network and there are rail links to London from Winchester and Petersfield.

SERVICES

Mains electricity and water. Oil-fired central heating. Private drainage. Bottled gas for the hob. The oil tank is located within the neighbour's garden, on a small patch of land owned by Colyton Cottage.

AGENT'S NOTE

There is a flying freehold over a part of the adjoining cottage, in bedroom four. This should not be a problem, but this should be brought to the attention of your solicitor and mortgage lender at an early stage.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: F

DIRECTIONS

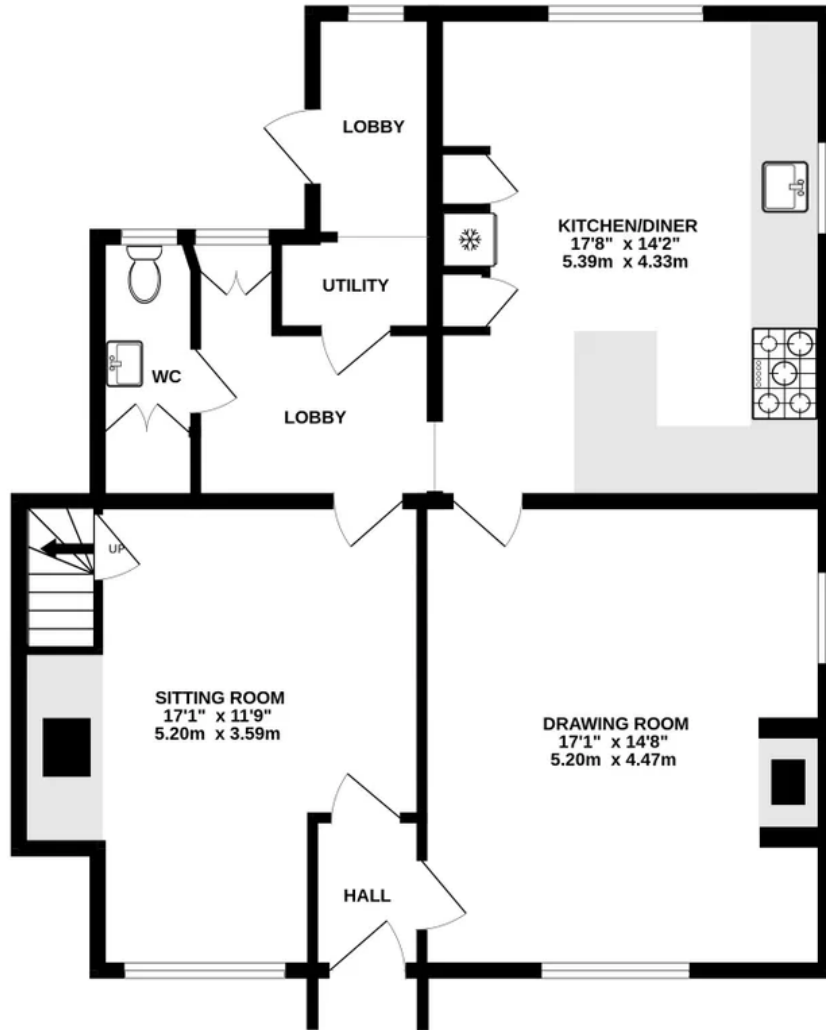
From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road out of Alresford going over the A31 bypass, past the golf club and continue along into the village. Follow the road through several sharp bends. As you approach the bridge in the village centre, turn left. The village green will be on your right hand side, and Colyton Cottage will be found on your left.

What3words: ///tight.spoon.introduce

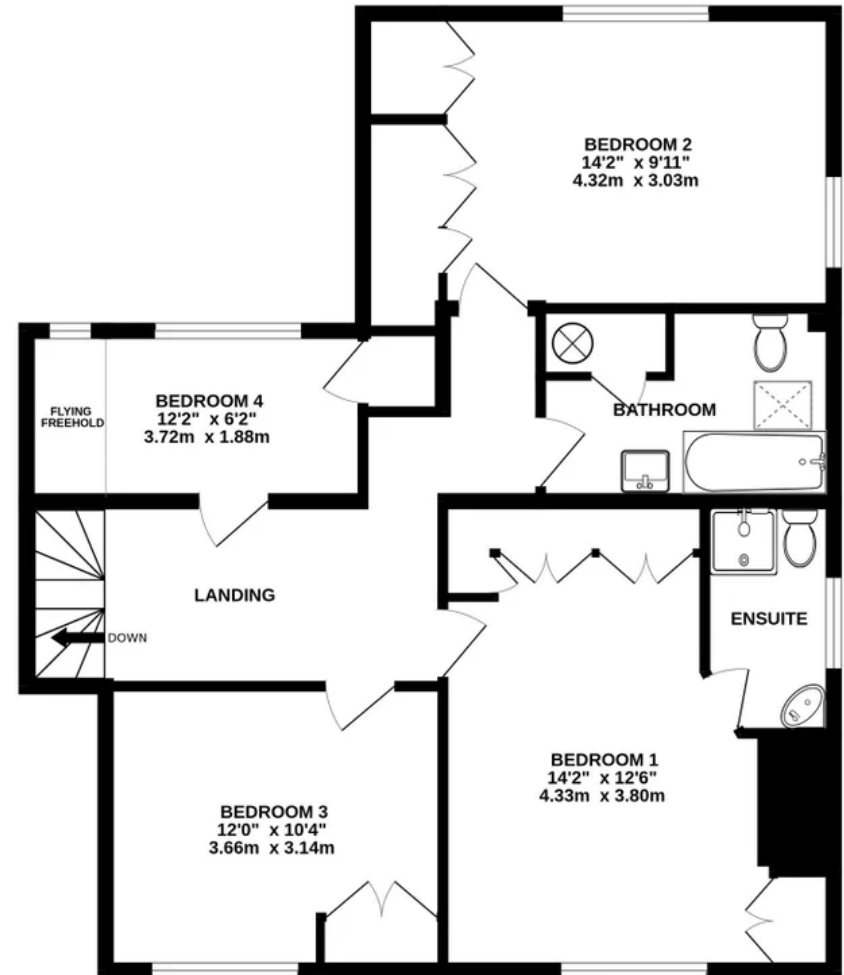




GROUND FLOOR
882 sq.ft. (81.9 sq.m.) approx.



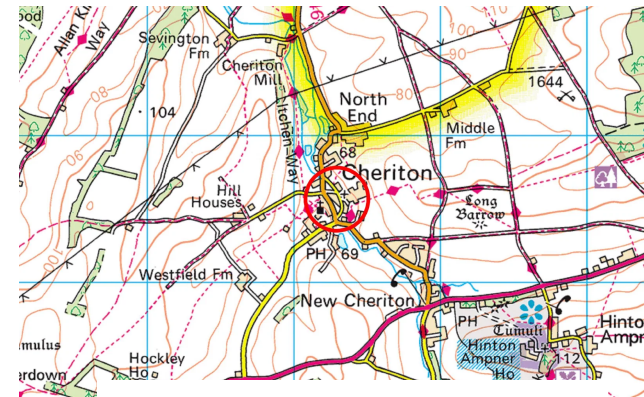
1ST FLOOR
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 1716 sq.ft. (159.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.