



Post Cottages, Crawley, Winchester, Hampshire, SO21

Guide Price £350,000 Freehold

2/3 Bedrooms, Cloakroom, Sitting Room, Kitchen Breakfast Room, Home Office / Bedroom 3, Garden, Garage.



Description

This delightful cottage has been sympathetically updated by the current owners and now provides a super living environment. The property has an attractively arranged kitchen breakfast room with doors leading to a stone terrace. There is a spacious sitting room with central fireplace, high ceilings and large full height windows. On the first floor are two good bedrooms and on the top floor is a spacious room ideal as a third bedroom, home office or games room. To appreciate this super village home an internal inspection comes strongly recommended.

Situation

The property is located within a conservation area in the historic village of Crawley which lies on the about five miles north west of the cathedral city of Winchester, between the Test and Itchen valleys. The village amenities include a church, village pond and pub/restaurant. The nearby town of Stockbridge (about 5 miles) offers a wider range of local shops and other facilities, with more extensive range of amenities available in Winchester (about 4 Miles). Here there are a wide range of services and excellent cultural, educational, and leisure facilities including the theatre and cinema and a wide range of shopping amenities. There are excellent sporting

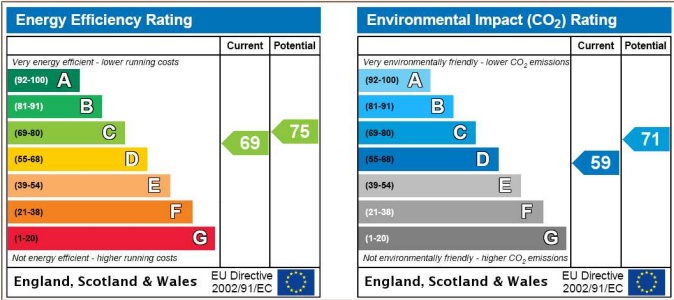
facilities within the area including walking and riding country, fishing in the renowned Itchen and Test and sailing on the Solent. The main line railway station at Winchester offers direct rail access to London Waterloo (about 1 hour). Junction 9 of the M3 is approximately 5 miles away providing access to London (about 73 miles).

Outside

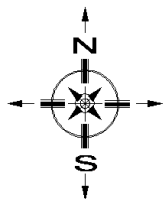
The principle gardens lie to the rear and are a key feature of this home. Immediately to the rear is an attractive Indian stone terrace ideal for entertaining. From here steps raise up to the main area of garden which is attractively planted with a shingle pathway and seating area. To the rear of the main garden is a garage and parking area and beyond here is a further section of more rambling garden which could be used as orchard or further garden area as it already has two apple trees.

Tenure


Freehold.

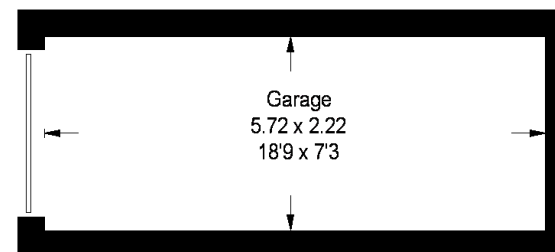


Crawley, Winchester, Hampshire



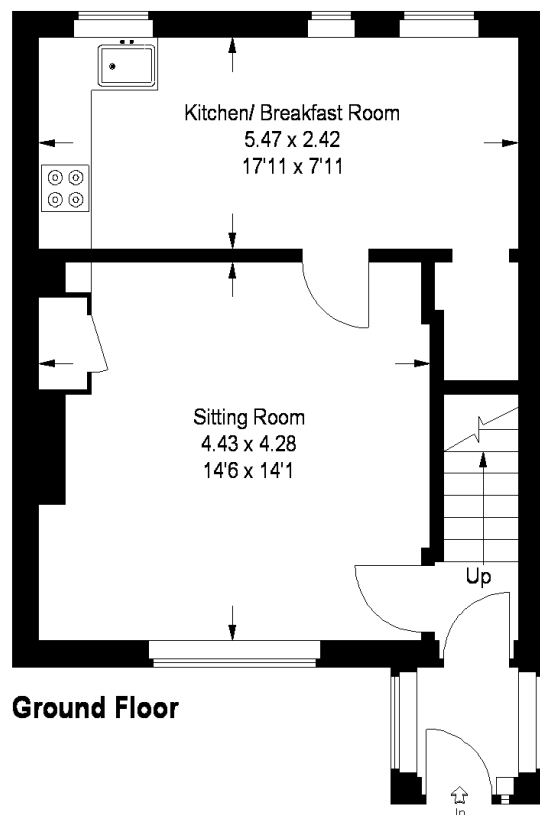
Approximate Gross Internal Area :- 96 sq m / 1033 sq ft
 Garage :- 12 sq m / 129 sq ft
 Total :- 108 sq m / 1162 sq ft

 = Reduced headroom
 below 1.5 m / 5'0"

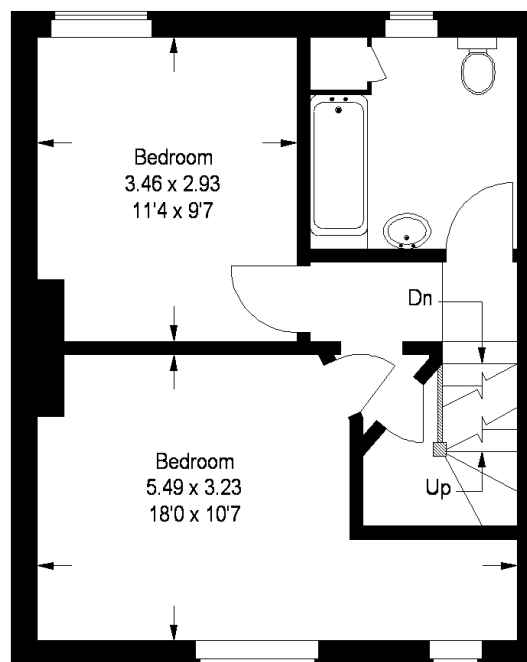


(Not Shown In Actual Location/ Orientation)

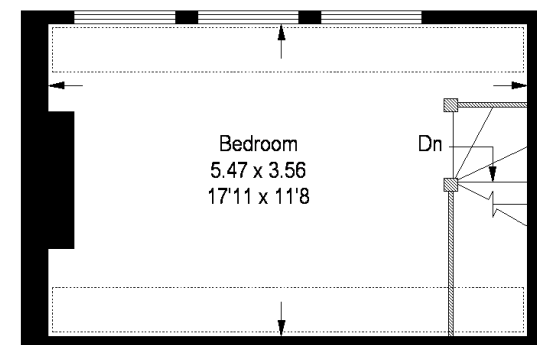
Garage



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale
 Job Ref. 69118

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



Viewing strictly by appointment only.

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