

JEFFRIES COTTAGE

HARTLEY MAUDITT • HAMPSHIRE



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HAMPSHIRE**

*Attractive Grade II listed thatched
cottage with fabulous ancillary
accommodation*

Entrance hall • Kitchen/dining room
Reception room
Sitting room • Cloakroom
Downstairs shower room • Utility/boot room

3 bedrooms • Family bathroom

Annexe: Open plan kitchen/sitting/dining room
Master bedroom with en suite bathroom
2nd bedroom • Shower room

Home office/games room • Carport • Store
Swimming pool

Alton train station 3.2 miles (London Waterloo from
65 minutes) • Liss train station 7.5 miles (London
Waterloo from 70 minutes) • Alresford 12 miles
Basingstoke 14.9 miles (London Waterloo from 44
minutes) • Winchester 20 miles
(Times and distances approximate)

In all about 1.6 acres

These particulars are intended only as a guide and must
not be relied upon as statements of fact. Your attention
is drawn to the Important Notice on the last page of the
brochure.





Jeffries Cottage

Attractive Grade II listed thatched cottage set in an idyllic location in the quiet hamlet of Hartley Mauditt. The house is surrounded by beautiful open countryside and enjoys far reaching rural views.

The cottage is very well presented and retains a wealth of period features throughout including exposed beams and an original bread oven. It is bright and has good ceiling heights.

As you enter the house there is a spacious entrance hall with good ceiling height and tiled floors. Off the hall lie a downstairs cloakroom and a generous utility/boot room with a stable door leading out to the garden.

A step from the hall leads up into a double aspect kitchen/dining room with granite worktops, a working open fireplace, walk in pantry and wooden floors. Wooden floors then continue through into the reception room which has a wood burning stove and a door leading out to the garden. Following through is the sitting room which is a cosy characterful room with high ceilings, exposed beams and an open fireplace.

There is also a downstairs shower room.

On the first floor there are three bedrooms. The generous master bedroom has a range of built in cupboards, an original fireplace and beautiful views out over the front of the house and across the surrounding countryside. There are two further bedrooms and a family bathroom on this floor.

Outside and Annexe

The house is approached into a large gravel parking area which sits between the main house and the annexe. The superb annexe which is the outbuilding to one side of the driveway, has an open plan kitchen/sitting/dining room, a master bedroom with en suite bathroom, a second bedroom and a another shower room. The other half of the annexe is currently used as a home office /games room with a further shower room.

Adjacent to the annexe is a lockable garden store and a double open bay car port.

The garden to the rear of the main house is predominately laid to lawn with a terrace area directly behind the house, accessed from the reception room. The garden is very private with well-established borders and at the top of the garden lies a swimming pool.

Situation

The house sits in the picturesque hamlet of Hartley Mauditt, just 2.7 miles from Chawton and 2.8 miles from Selborne. The nearest railway station is at Alton which is 3.2 miles away, with direct trains to London Waterloo. At nearby Chawton there is a pub, church, tea rooms as well as the Jane Austen House Museum.



Anstey Junior School and Amery Hill Secondary School are the catchment area schools. Nearby independent schools include Highfield, Twyford, Churcher's College, Bedales, St Swithun's for girls and Winchester College for boys.

Services

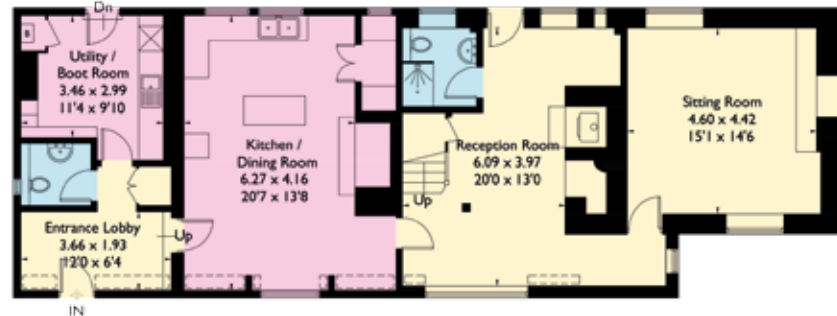
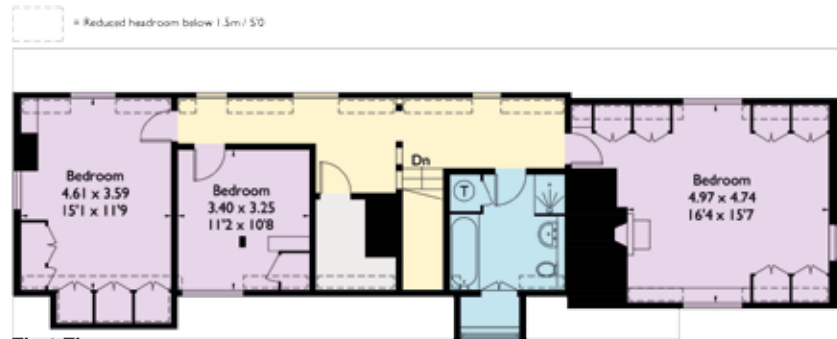
Mains water and electricity. Private drainage.
Oil fired central heating

Fixtures and fittings

All those items known as tenant's fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

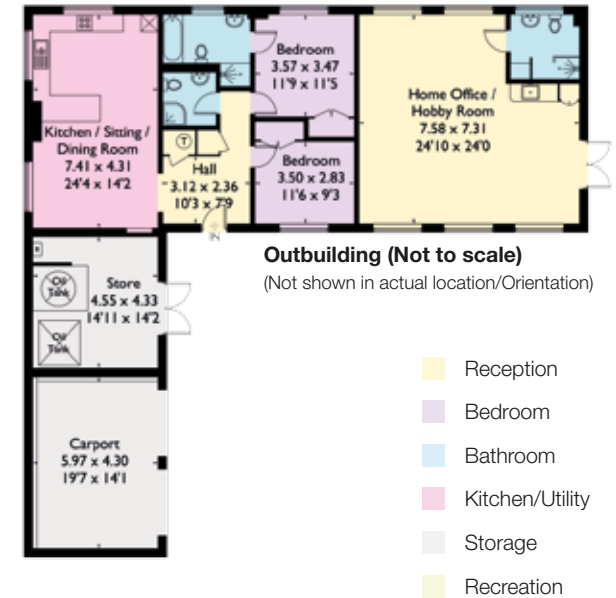
Directions (Postcode GU34 3BL)

From the A31, take the junction to Alton. Proceed along to the roundabout and go right around coming back on yourself, signposted to Selborne and continue on the B3006. Continue past a Lavender farm on the right, and soon after there are some crossroads; turn left signposted to West Worldham. Follow the lane and at the junction go to the right into Hartley Mauditt. Proceed through the hamlet and Jeffries Cottage is the last cottage on the left.



Ground Floor

Approximate Gross Internal Floor Area
 213.8 sq m / 2301 sq ft
 Outbuilding = 159.1 sq m / 1712 sq ft
 (Excluding Carport) Total = 372.9 sq m / 4014 sq ft



Outbuilding (Not to scale)
(Not shown in actual location/Orientation)

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Recreation



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



01962 850333
 14 Jewry Street, Winchester
 Hampshire SO23 8RZ
 winchester@knightfrank.com
 KnightFrank.co.uk

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