

Hellards



At home in Cheriton

Victoria Cottage, Cheriton

ALRESFORD, HAMPSHIRE, SO24 0PX

Guide Price £595,000

- Located in Centre of Cheriton Village
- Overlooking Stream and Village Green
- Three Bedrooms, Bathroom and Cloakroom
- Kitchen with Dining Area, and Sitting Room
- Front and Rear Gardens
- Ample Driveway Parking
- No Onward Chain

Victoria Cottage sits in a prominent position in the centre of this popular village, and overlooks the River Itchen and village green. There is driveway parking for two/three cars, and gardens to the front and rear. The property is offered for sale with the benefit of no onward chain.

The property is approached across the green and a small bridge, with double gates opening to the gravelled driveway and lawned front garden. A step leads up to the front door, which opens to the hallway, from where stairs lead to the first floor. Under the stairs, there is a cloakroom. To the left is the spacious sitting room, which features double aspect windows and a fireplace with brick surround. The kitchen features a range of fitted kitchen units and drawers, with worktops and spaces for appliances. There is a small dining area next to the back door.

On the first floor, the generous main bedroom is at the front of the property, with a window overlooking the green. There is a decorative fireplace and shallow built-in cupboard.





The second bedroom is also a double room, with a window overlooking the garden, and an airing cupboard housing the hot water cylinder. The third, single bedroom has a view of the green. The bathroom has a white suite comprising a bath with shower above, wash hand basin and WC.

The cottage is located next to the nascent River Itchen, and a brick wall encloses the front garden. There is parking for a couple of cars on the gravelled driveway, with gates allowing access to a further parking area and the rear garden. There is a raised lawn area, where the sewage treatment plant is located.

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 water and electricity connected. Electric heating. Private drainage system.

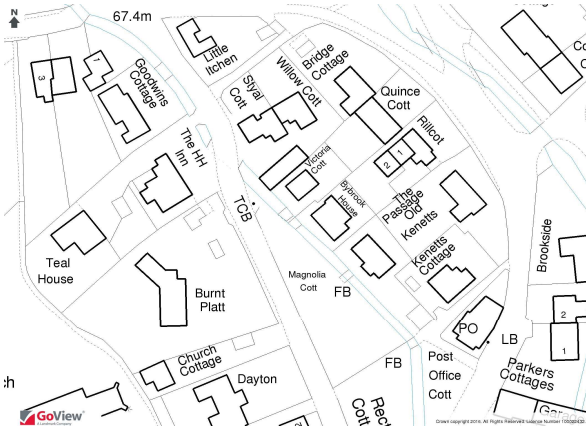
LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: E

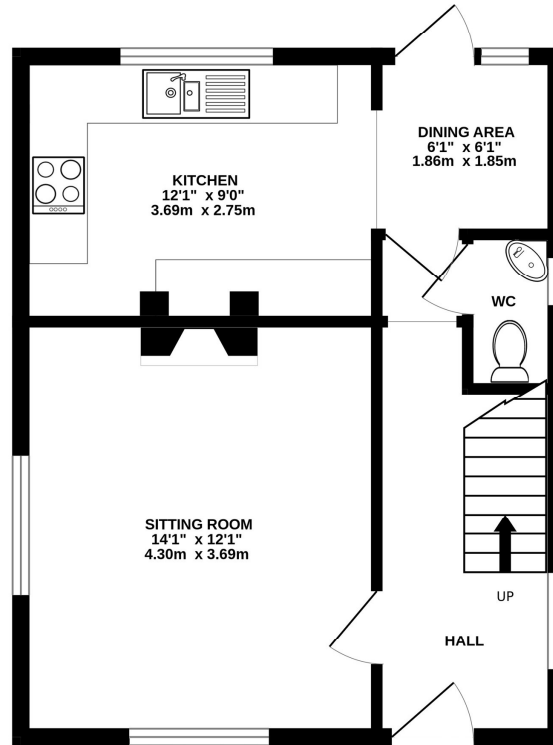
DIRECTIONS

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 Cheriton. Continue on the main road through the village. Victoria Cottage will be found on the left hand side at the start of the village green.

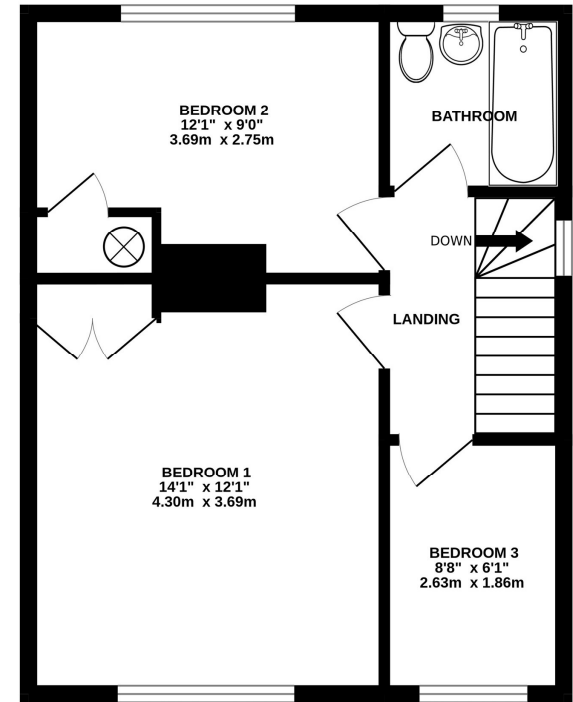




GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	27	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

