

# Hellards



*At home in Easton*

# 5 Manor Cottages, Easton Lane

EASTON, WINCHESTER, HAMPSHIRE, SO21 1EQ

## Guide Price £550,000

- Charming, Extended Two Bedroom Cottage
- Popular Village Close to Winchester
- Downstairs Cloakroom
- Pretty, Secluded Garden
- Parking for Three Cars
- No Onward Chain

A charming cottage in this popular village, located close to Winchester. The cottage has been extended on the ground floor, and has a good flow to the accommodation. There is a pretty, secluded garden and parking for three cars. The property is offered for sale with no onward chain.

The property is approached via a picket gate from Easton Lane. The front door is within a small porch and opens to the sitting room, which features an electric stove. A wide opening links the sitting room with the dining room, which has French doors to the garden. A small extension was added in 2016, which includes a utility room and cloakroom. Off the dining room is the kitchen, featuring bespoke wooden units and drawers, with integrated appliances, a butler's sink, and a mix of granite and solid wood worktops. A door leads out to the garden.

Easy stairs lead up to the landing, where there is an airing cupboard and a loft access hatch. The main bedroom is at the front of the cottage and features a range of built in wardrobes, the second bedroom has a built-in double wardrobe, and the





spacious bathroom has a white suite comprising a bath, wc, bidet and wash hand basin.

Outside, a paved terrace adjoins the rear of the cottage, with a path to a gate, bordered by a small lawn and shrub borders. Beyond the gate is a second part of the garden, where there is a shed and path to the rear gate and parking area, with parking for three cars.

Easton is located within the beautiful Itchen Valley, in between the market town of Alresford and the City of Winchester. It is within a conservation area and also the South Downs National Park. There is a church, village hall, cricket ground and two pubs making this a thriving village community. Winchester 3.7 miles (London Waterloo 57 minutes from Winchester station). Alresford 5.5 miles.

### **SERVICES**

We understand that mains gas, electricity, water and drainage are connected.

### **LOCAL AUTHORITY INFORMATION**

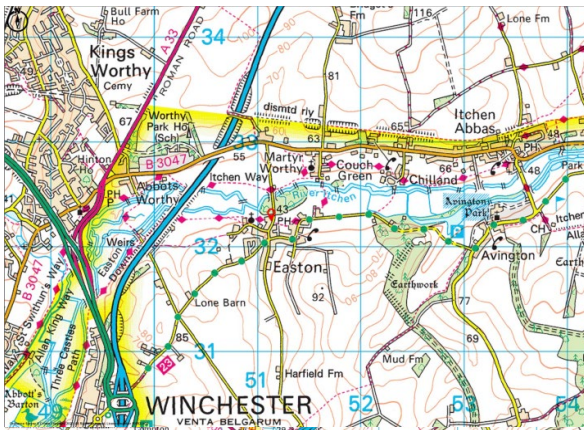
Winchester City Council  
Council Tax Band: E

### **DIRECTIONS**

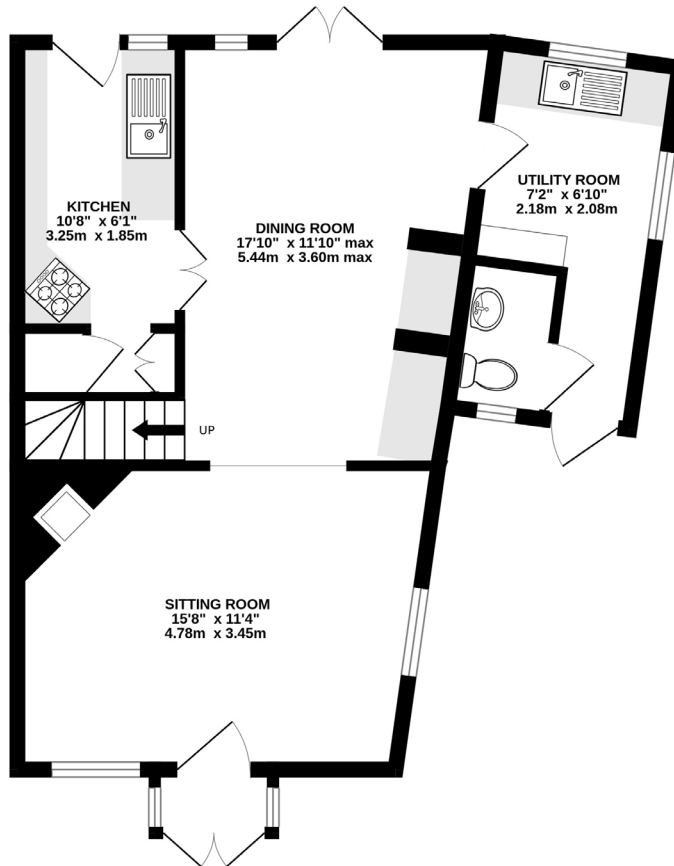
From Alresford: proceed towards Itchen Abbas, driving through Martyr Worthy and take the left hand turn marked Easton. Manor Cottages are the first cottages on the right hand side, soon after the two bridges.

From Winchester: proceed out of the city on Worthy Road. Pass underneath the A34 and at the T junction turn left onto the A33 and then immediately right onto the A3047 towards Alresford. After going over the M3, turn right towards Easton. Manor Cottages are the first cottages on the right hand side, soon after the two bridges.

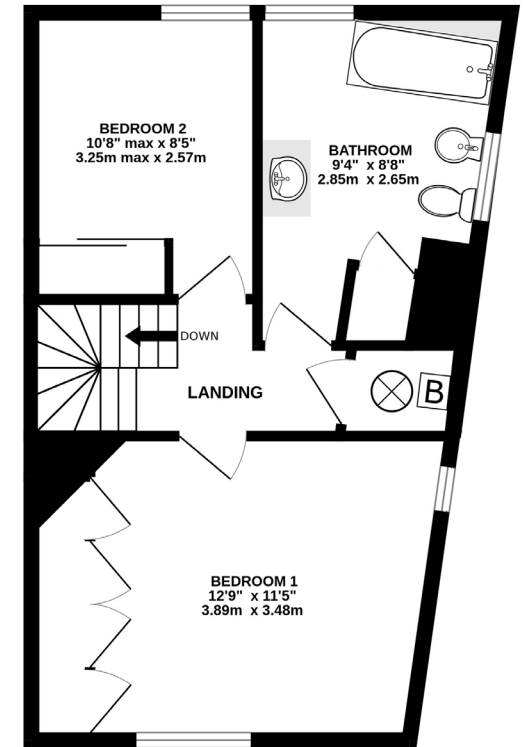




GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR  
**01962 736333**  
 sales@hellards.co.uk | hellards.co.uk

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.

