

  
Hellards



*At home in Cheriton*

# 5 Petersfield Road

CHERITON, HAMPSHIRE, SO24 0NH

## Guide Price £400,000

- Charming Victorian property
- Sought after Village Location
- Well Presented Throughout
- Open fire and Log Burner
- Two Double Bedrooms
- Two Bathrooms
- Off Street Parking

A charming and well-presented 2-bedroom Victorian cottage, set on the edge of the popular village of Cheriton, with country walks, Hinton Ampner House, and the source of the River Itchen nearby. Notable features of the property include a modern kitchen/diner, log burner, enclosed garden, and off-street parking for 2 cars including electric car charging point. The property benefits from having been recently updated by the current owners and is well presented throughout.

The most convenient way to enter the property is via the back door, as it's closest to the parking area. Once inside there is a small hallway that doubles as a utility area with modern shower room to your right and the kitchen to the left. The open-plan kitchen/diner is a very social space with a range of shaker-style units, stone worktops, an island, butler's sink, and a log burner to help create a very cosy atmosphere. From the dining room, there are stairs leading up to the first floor and a door through to the living room, which benefits from an open fire and bay window overlooking the enclosed front garden. Upstairs, there are 2 double bedrooms with the principal bedroom at the front of the property, while bedroom 2 is at the rear and benefits from a delightful en-suite bathroom complete with a roll-top bath.





The enclosed rear garden has a nice patio with plenty of room for a table and chairs, with the main garden laid-to-lawn. There's also a garden shed and a gravel path leading to the parking area, complete with electric car charging point. To the front of the property there is an enclosed front garden affording the property a good amount of privacy.

Cheriton is a very popular village located within The South Downs National Park. It has four well-known pubs within walking distance, an outstanding primary school, a local shop/post office, a church, and its own civil war battlefield. It is considered to be a welcoming and inclusive village. Cheriton is surrounded by beautiful Hampshire countryside and is located 3-4 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**

We understand that mains water and electricity are connected and the property runs off electric heating. Private drainage. Electric car charging point.

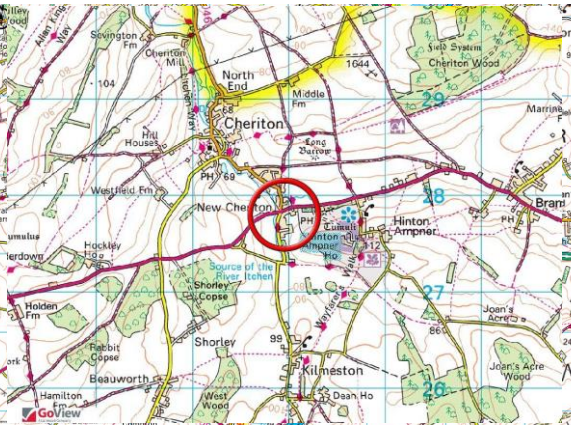
### **LOCAL AUTHORITY INFORMATION**

Winchester City Council  
Council Tax Band: C

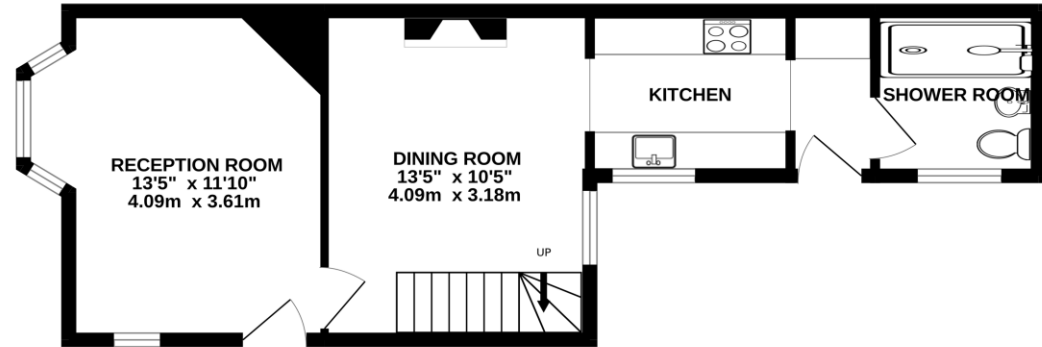
### **DIRECTIONS**

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 and eventually you will arrive at the junction with the A272.

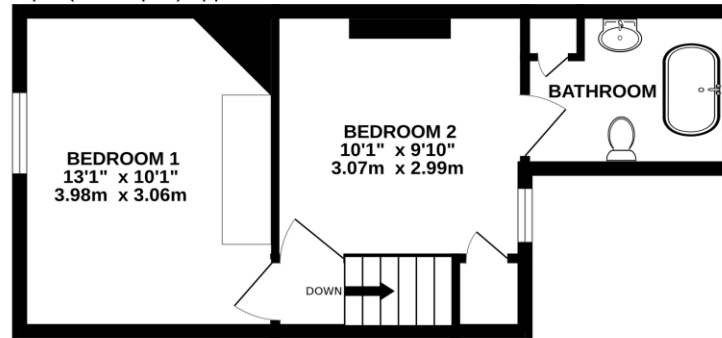




**GROUND FLOOR**  
392 sq.ft. (36.4 sq.m.) approx.



**1ST FLOOR**  
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA : 695 sq.ft. (64.5 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			61
(39-54) <b>E</b>		30	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.

