

Hellards



At home in Easton

Hope Cottage, Easton

WINCHESTER, HAMPSHIRE, SO21 1EJ

Asking Price £975,000

- Delightful, Extended Modern Cottage
- Village Location Close to Winchester & Princes Mead School
- Immaculately Presented Throughout
- Large Kitchen/Dining/Family Room Extension
- Three Bedrooms and Two Bath/Shower Rooms
- Landscaped Westerly-Facing Garden & Summer House
- Excellent Village Pubs, Shop & Church.
- Potential for loft conversion STP

An immaculately presented modern cottage in the middle of this popular village. Easton is conveniently located to the north east of Winchester, with good access to the national road network. Winchester railway station is a 15 minute drive away. The highlight has to be the sizeable kitchen/dining room, with bi-fold doors which open to the attractive, westerly-facing garden. There is parking for two cars and a garage.

The property is approached via a Redwood gate from the driveway, with a path to the front door, which is protected by an attractive Oak framed porch. The entrance hall has an understairs cupboard and stairs to the first floor, and timber flooring which flows into the sitting room, which features a wood-burning stove. Off the hall is a shower room, with a modern white suite, and a utility cupboard with concealed sink and appliances. A door opens from the hallway to the wonderful kitchen/dining/family room, which is completely open-plan and allows access to the garden via wide bi-fold doors. Features include travertine flooring and a high quality kitchen with shaker-style units with granite worktops, a matching island unit with an induction hob and integral extractor, boiler tap and breakfast bar. Quality appliances are built in, and there is a water softener and waste disposal unit. There is plenty of space for a dining table, sofas and easy chairs.





Upstairs, there is a loft hatch on the landing with a built-in loft ladder. it's worth noting the loft is partially boarded. Both the bedrooms at the rear of the house have built-in wardrobes and lovely views over the garden. There is a third double bedroom with views of the front garden, and a modern bathroom with bath and separate shower cubicle.

The pretty front garden is enclosed by hedging and allows access to the front door, as well as the neighbouring cottage. A gate to the side of the cottage leads through to the delightful rear garden, which has been landscaped to create a wonderful, secluded haven with paved seating areas, flower and shrub borders, a lawn, Summer house with power & lighting; and outside lighting. The garage is used as a workshop, but would fit a small car. There is parking for two cars on the driveway.

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 and a village shop making this a thriving village community. Winchester 3.7 miles (London Waterloo 57 minutes from Winchester station). Alresford 5.5 miles.

SERVICES

Mains gas, electricity, water and drainage.

LOCAL AUTHORITY INFORMATION

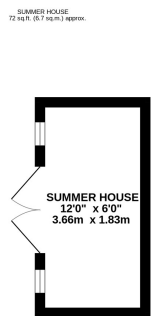
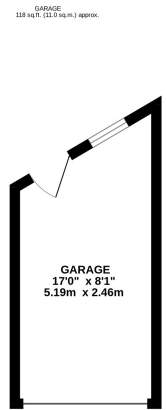
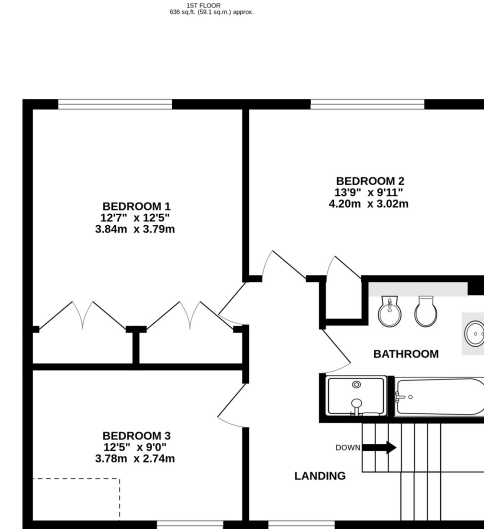
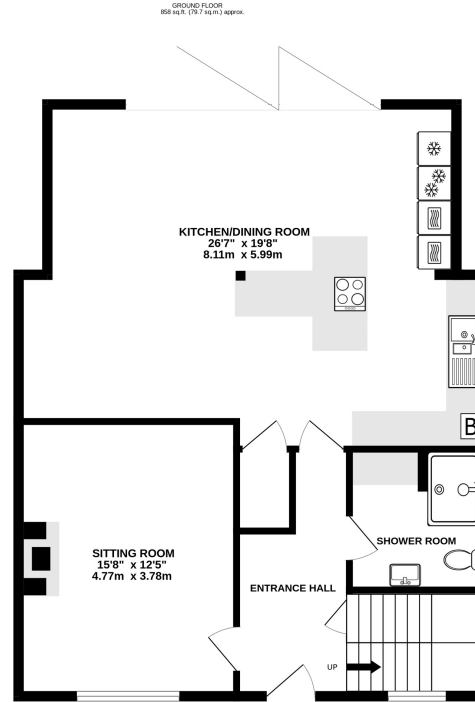
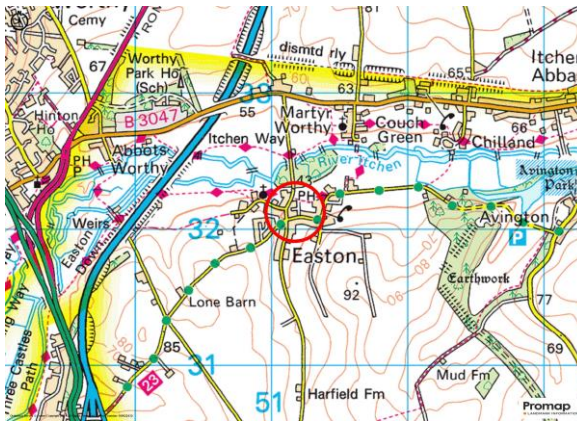
Winchester City Council

Council Tax Band: F

DIRECTIONS

From Alresford: proceed towards Itchen Abbas, driving through Martyr Worthy and take the left hand turn marked Easton. After passing 'The Cricketers Pub' on your left, Hope Cottage will be found on the right. 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. After passing 'The Cricketers Pub' on your left, Hope Cottage will be found on the right.





TOTAL FLOOR AREA : 1685 sq.ft. (156.5 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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(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.

