


Hellards



At home in Titchborne

Sevington Cottage

TICHBORNE, ALRESFORD, HAMPSHIRE, SO24 0NF

Guide Price £1,650,000

- Stunning South Downs National Park Location
- Tranquil Rural Setting overlooking Water Meadows (SSSI)
- 3.1 Acre Plot including Grass Tennis Lawn and Paddock
- Four Bedroom Detached House dating from 1914
- Scope to Extend, Subject to Planning Permission
- Extensive Parking, Garaging and Outbuildings
- Double and Secondary Glazing and Oil-Fired Central Heating

Set within the South Downs National Park, in the idyllic Itchen Valley, Sevington Cottage is the perfect hideaway for those seeking a secluded rural haven. The property is surrounded by beautiful countryside, with outstanding views over water meadows from the house, and lovely walks from the doorstep to popular pubs in Tichborne and Cheriton. The overall plot measures some 3.1 acres, and consists of attractive cottage gardens with a southerly aspect, a large field/paddock, grass tennis court, croquet lawn, swimming pool area, garaging, outbuildings and extensive parking.

The house is approached from the driveway, with the front door opening to a welcoming entrance hall, where there is a cloakroom and coats cupboards. This leads through to the dining room, from where stairs go up to the first floor. An arch from the dining room leads to the spacious sitting room, which features a Jetmaster wood-burning stove and window to the front. There is a study and a sizeable garden room off the sitting room. The kitchen/breakfast room features an oil-fired Esse Stove (incorporating twin burners which also provide central heating and hot water) and has a range of fitted kitchen units and space for a table and chairs. An adjoining utility room has a door to the garden.





Upstairs, on the central landing, there is a loft hatch with a fitted extending ladder, allowing access to a sizeable boarded, insulated and plastered attic room, which has double glazed skylight windows, in addition to the gable window. The principal bedroom enjoys stunning views over the water meadows, and has its own en-suite shower room, wardrobe and dressing area. There are three further double bedrooms, two of which have built-in wardrobes, and a separate family bathroom.

There is extensive parking for a number of cars on the driveway, with an additional timber and corrugated iron garage and adjoining workshop and storage. The attractive gardens surround the house, and have been landscaped over the years to provide a high level of privacy and seclusion. The garden has several areas for relaxation and entertaining, including a southerly-facing terrace adjoining the rear of the house, a swimming pool area including an above-ground pool, a sheltered croquet lawn and a grass tennis lawn. Beyond the garden is a large, fenced paddock which rises towards the southern boundary, from where there are some wonderful panoramic views across the Itchen Valley.

Tichborne is a small village located in between the market town of Alresford and the larger village of Cheriton. It is off the beaten track with little passing traffic, but is conveniently located just 5 minutes' drive from Alresford, where there is a range of independent shops and traders, and about 15 minutes from Winchester, where there is a more extensive range of shops and facilities. Tichborne is surrounded by attractive Hampshire countryside, with lovely walks in various directions, some of which follow The River Itchen, a natural chalk stream known for trout. There are a vast selection of great schools, colleges and universities within the local area which are accessible via a regular bus stop only a couple of hundred yards' away at Mill Cross, giving access to Alresford, Winchester & Petersfield.

SERVICES

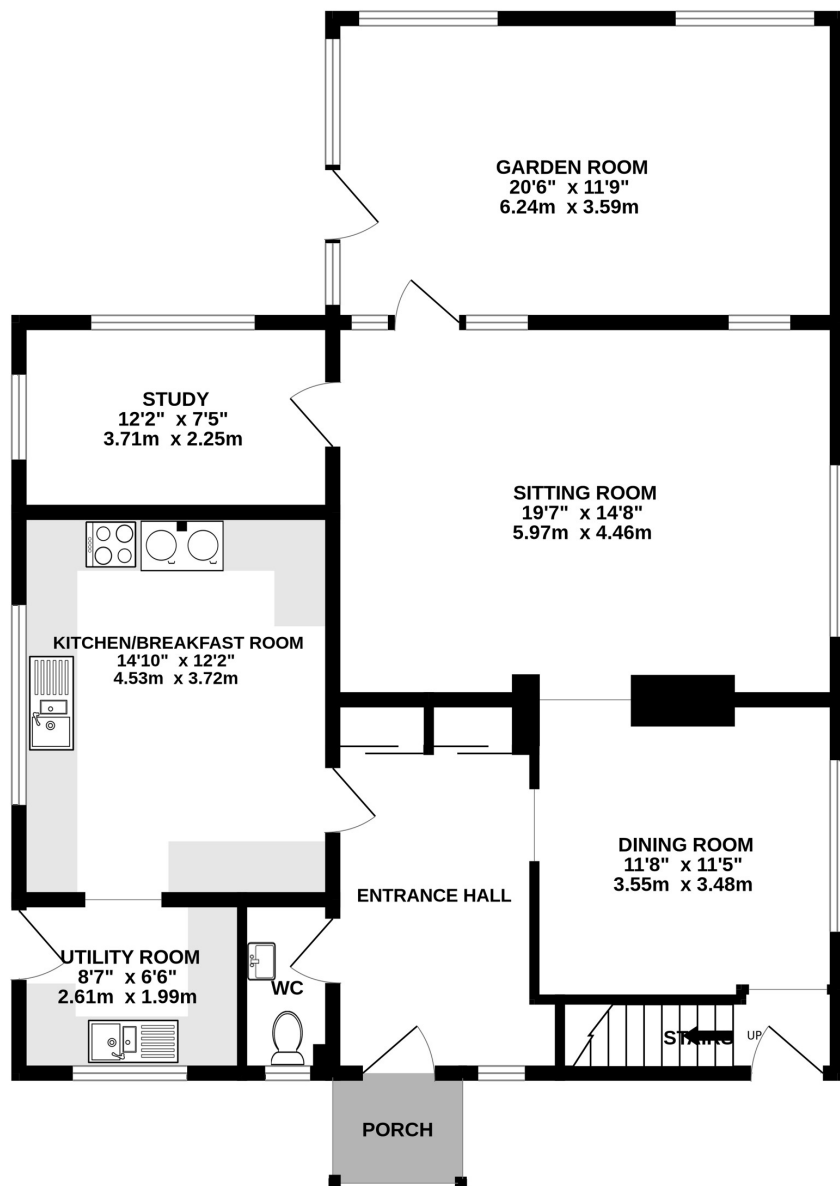
We understand that mains electricity and water are connected. Private drainage system. Oil-fired Esse Stove (incorporating twin burners which also provide central heating and hot water).

LOCAL AUTHORITY INFORMATION

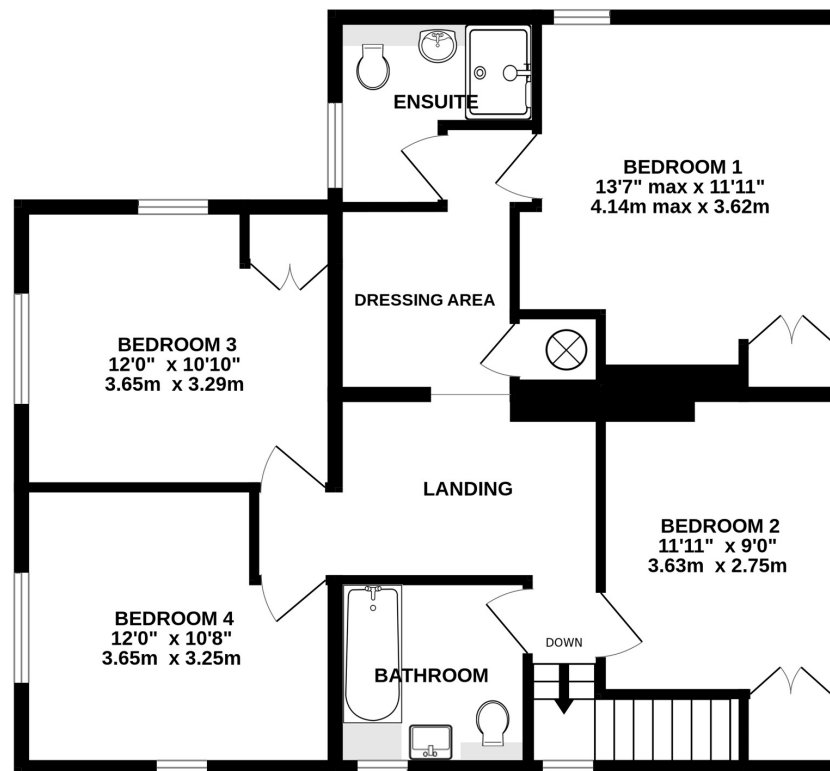
Winchester City Council
Council Tax Band: Currently F



GROUND FLOOR
1143 sq.ft. (106.2 sq.m.) approx.



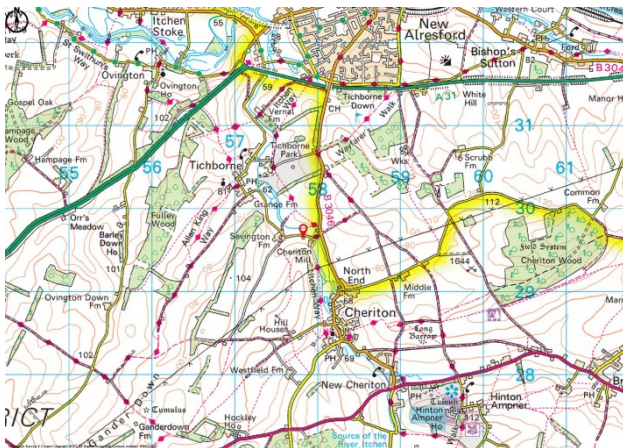
1ST FLOOR
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA : 1967 sq.ft. (182.7 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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DIRECTIONS

From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Come out of Alresford going over the A31 bypass, past the golf club and before you get to Cheriton take the right hand turning towards Tichborne. Follow the lane over the two river bridges bearing to the right, beside Cheriton mill. Sevington Cottage will then be found on the left hand side after about 100 yards.

///What3words location reference: ticket.nothing.escalated.

Energy Efficiency Rating	
	Potential
Very energy efficient – lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	76
(55-68) D	58
(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.

