


Hellards



At home in Itchen Stoke

Rivers Keep, 140 Itchen Stoke

ALRESFORD, HAMPSHIRE, SO24 0QZ

Guide Price £995,000

- Charming Grade II Listed Cottage
- Re-Thatched in 2011 and Refurbished Throughout
- Character Features include Inglenook Fireplaces and Beams
- Presented in Immaculate Condition Throughout
- Attractive Lawned Cottage Gardens
- Good Parking and Detached Double Garage

An opportunity to acquire a charming Grade II listed cottage, which offers all the character expected in a property of this age, including exposed timbers and beams, and inglenook fireplaces. The property has been refurbished to a high standard, and is immaculately presented throughout. The roof was completely re-thatched in 2011, and the ridge is booked in to be replaced in 2025. Other major improvements include re-wiring, re-plumbing, new heating and new internal doors, as well as underfloor heating to the kitchen and bathrooms. Rivers Keep sits at the edge of the village, and a gate at the end of the garden allows access to a footpath. There are delightful walks across a water meadow, and along the River Itchen, to The Bush Inn at Ovington.

The cottage has higher ceilings than would normally be expected in a property of this age, with light and airy rooms. The property is approached via a charming porch with its own thatched roof leading into the entrance lobby, which has doors into the large sitting room with its beamed ceiling, inglenook fireplace incorporating a gas-fired stove, and a staircase to the first floor. The study has bespoke built-in furniture and cupboards. At the rear of the cottage is a cosy snug with double aspect windows. Off the hall is the spacious dining room with oak flooring, beamed ceiling and an inglenook fireplace. A door leads through to the kitchen/breakfast room which has a range of modern units, worktops and fittings. A couple of steps lead up to a lobby, where there is a cloakroom and door to the side garden.





On the first floor landing, a door leads through to the master bedroom, which has a wealth of exposed beams, a dressing area with cupboards, and a stylish en-suite with bath and shower. There are two other bedrooms and a family bathroom, which has a door to the second bedroom.

Outside, there is a detached double garage with adjoining store rooms and utility room. There is sufficient off-road parking for several cars and turning. The gardens are a particular feature of the property, with two lawns taking advantage of the sunny aspect, and providing wonderful entertaining areas.

Itchen Stoke is approximately 2 miles west of Alresford and 6 miles to the east of Winchester. There are regular bus services running between Winchester and Alresford, both of which cater for shopping, schooling and recreational facilities. Main line train services are also available from Winchester, Micheldever Station and Basingstoke.



SERVICES

Mains gas, electricity, water and private drainage.

LOCAL AUTHORITY INFORMATION

Winchester County Council
Council Tax Band: G

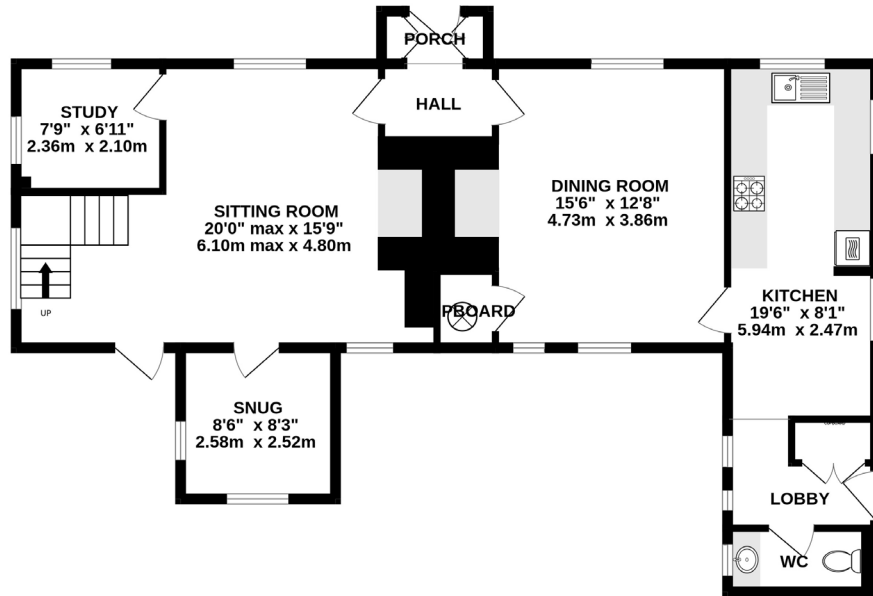
DIRECTIONS

From Alresford proceed out of the town in the direction of Winchester. As you come out of the town, take the right turn signposted to Kingsworthy and Itchen Abbas. After approx. 1 mile, you come into Itchen Stoke. Drive past the church and, after a short distance, Rivers Keep will be found on the left, opposite 'Millers Piece'.

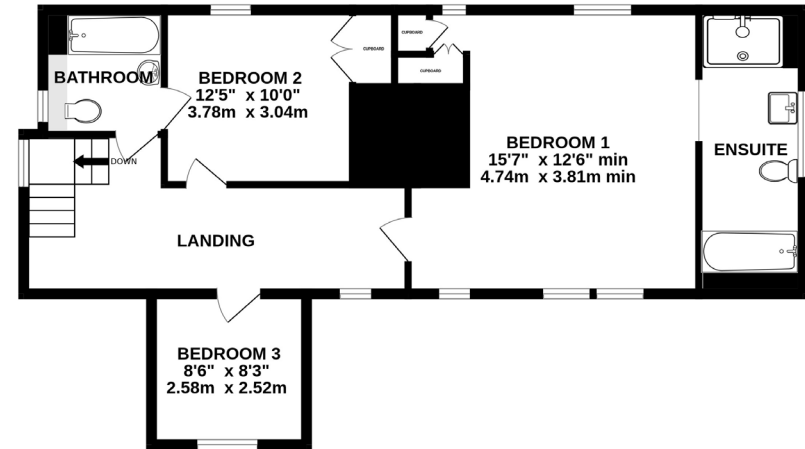
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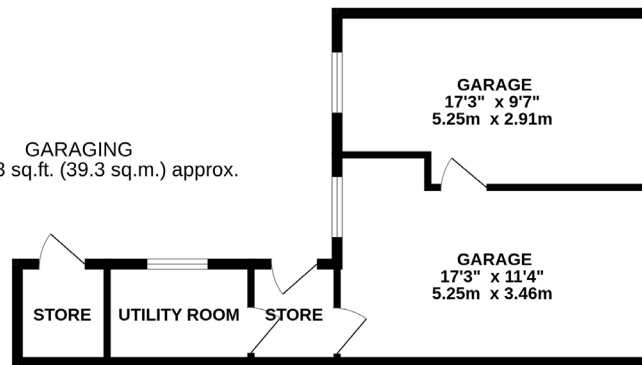
GROUND FLOOR
887 sq.ft. (82.4 sq.m.) approx.



1ST FLOOR
679 sq.ft. (63.0 sq.m.) approx.

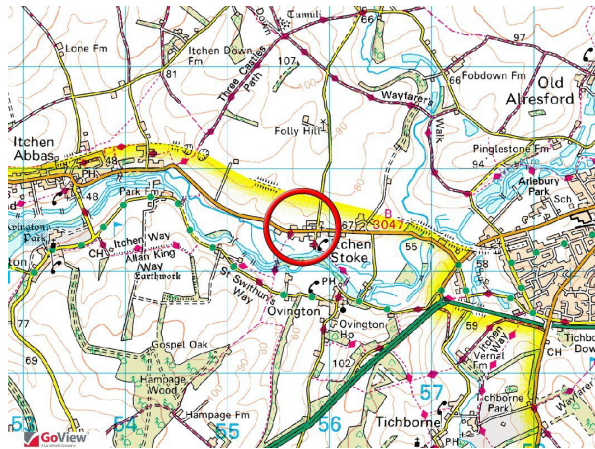


GARAGING
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA : 1989 sq.ft. (184.8 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.



EPC Exempt Grade II Listed

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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.

