


Hellards



At home in Kilmeston

Nutleys, Kilmeston Road

KILMESTON, ALRESFORD, SO24 0NW

Guide Price £1,495,000

- Stunning South Downs National Park Location
- Mixture of Character and Modern
- Opportunity for Multi-Generational Living
- Ideal for Family Living and Entertaining
- Five Bedrooms and Three Bathrooms
- Secluded Garden Plot with Views over Fields

An individual, character home in the sought-after village of Kilmeston, a few miles to the south of Alresford. The property is surrounded by beautiful countryside, and borders the Hinton Ampner Estate, which is owned by the National Trust. The original, period cottage dates from the 16th/17th century, and connects seamlessly to a well-designed, new extension which is perfectly suited to the requirements of modern living.

The property could be ideal for multi-generational living, or as a single extended home. There is planning permission in place to further extend the property - SDNP/18/03513/LIS and SDNP/18/03512/HOUS.

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Nutleys sits on a secluded 0.65 acre plot, with views over fields to the rear. Surrounded by lawned gardens and bordered





by hedging, the property offers a high degree of privacy, with a lawned garden, ample driveway parking and a timber barn providing garaging and covered parking.

The original, older part of the property retains great character and charm, with fireplaces and exposed beams, in contrast to the modern part, which offers sizeable, well-lit rooms ideal for family living and entertaining. The accommodation in the original cottage comprises an entrance hall, large sitting room, family room and study, with three bedrooms and a shower room upstairs.

The new extension connects at ground floor level, with the accommodation comprising an entrance hall leading into a large kitchen/breakfast room, with a bespoke Harvey Jones kitchen, featuring high specification appliances, a large island unit and a food preparation room. For those who enjoy entertaining, the spacious dining room will easily accommodate an extendable dining table. Off the hall, there is a utility room and cloakroom. Upstairs, there are two double bedrooms, both with built-in wardrobes and modern en-suites.

Kilmeston is a sought-after village located in the beautiful South Downs National Park. There is good walking from the doorstep. The village is located south of Cheriton and 10-12 minutes' drive from the popular market town of Alresford. There is good road access to Winchester and beyond.

SERVICES

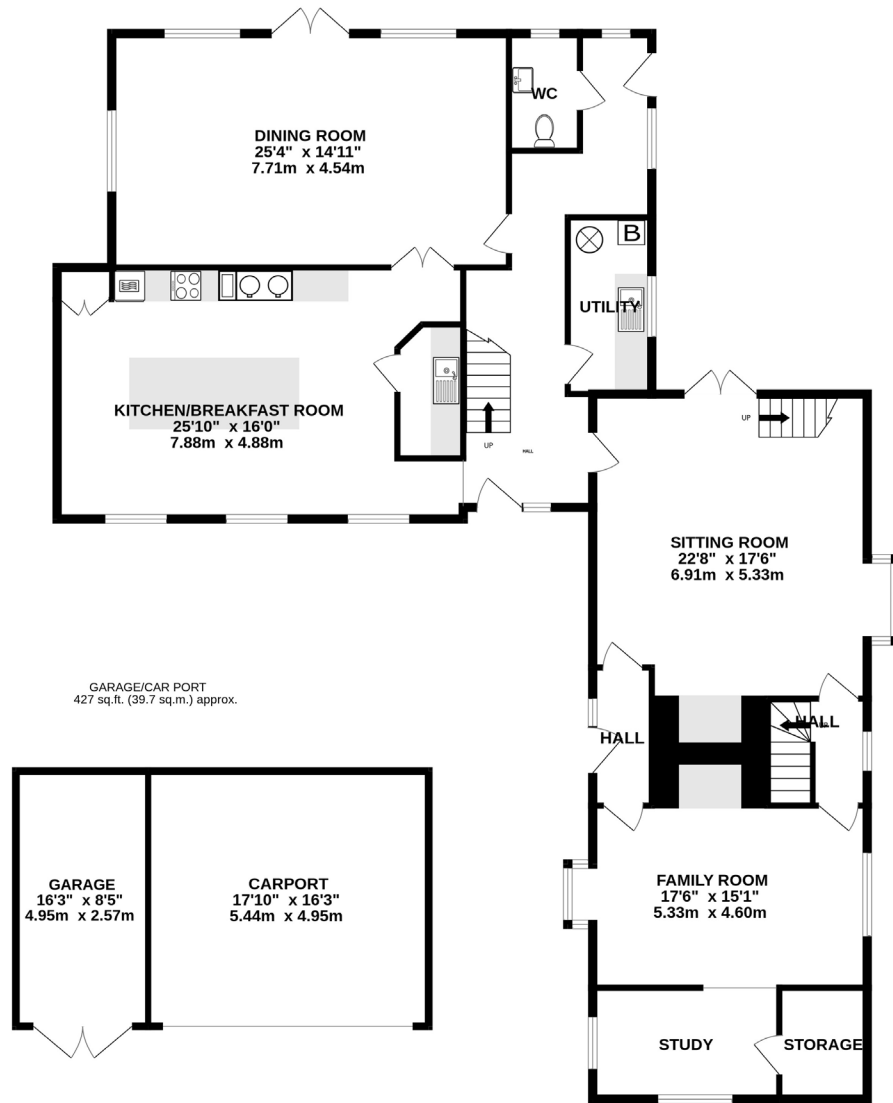
We understand the property has mains water and electricity connected, and has oil-fired heating and private drainage.

LOCAL AUTHORITY INFORMATION

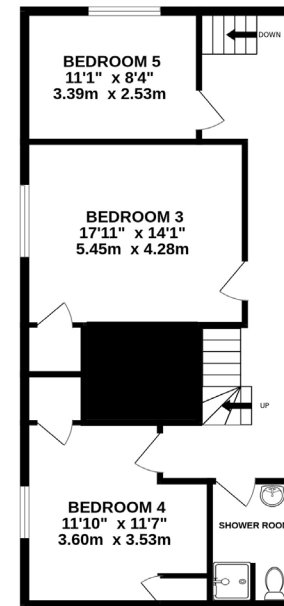
Winchester City Council
Council Tax Band: G



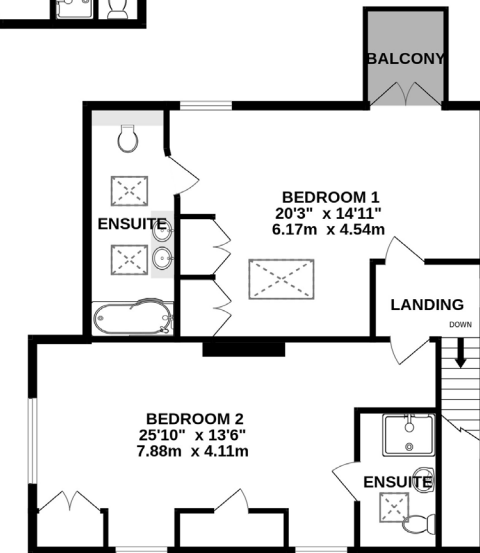
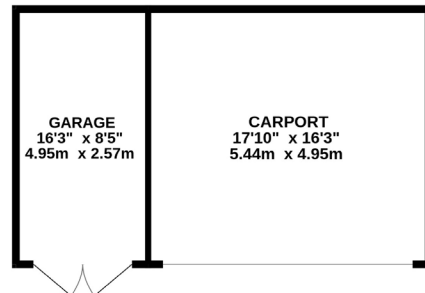
GROUND FLOOR
1851 sq.ft. (172.0 sq.m.) approx.



FIRST FLOOR 2
615 sq.ft. (57.1 sq.m.) approx.



GARAGE/CAR PORT
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR 1
760 sq.ft. (70.6 sq.m.) approx.

TOTAL FLOOR AREA : 3653 sq.ft. (339.4 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.



DIRECTIONS

From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road, going over the A31 bypass, past the golf club and continue into Cheriton. Continue through the village, eventually arriving at the A272. Cross over the A272 and continue ahead into Kilmeston. Nutleys will be found on the left, just before the village hall.

[What3Words///coffee.buddy.newer](https://www.what3words.com/what3words/what3words/coffee.buddy.newer)

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.

