


Hellards



At home in Titchborne

Church Cottage,

TICHBORNE, ALRESFORD, SO24 0NA

Guide Price £1,350,000

- Traditional Listed Village House dating from 1729
- Located in the Beautiful South Downs National Park
- Surrounded by Attractive Countryside and Pretty Gardens
- Four Bedrooms/Bathroom/En-Suite
- Three Reception Rooms/Kitchen Breakfast Room
- Large Garage and Driveway Parking

A beautiful Grade II listed family home set in the heart of the pretty Hampshire village of Tichborne, close to Alresford and within easy reach of Winchester. The house is set amongst the historic Tichborne Estate, and is traditionally presented with four good sized bedrooms, the master bedroom having an en-suite bathroom. There are three generously sized reception rooms, one with a a working wood-burning stove, a welcoming family kitchen with an Aga and laundry room. The house is set centrally in its plot with lawns to the front and rear, mature shrubs and borders. A sizeable garage is attached to the side of the house with driveway parking in front.

A path leads to the front door, which opens to the entrance hall, from where stairs go up to the first floor. A door leads down to a large cellar. The sitting room features a fireplace with a wood-burning stove and alcove storage, as does the dining room, both rooms having views of the garden. Other rooms on the ground floor include the sizeable kitchen/breakfast room, study, utility, cloakroom and study.





On the first floor, there is a generous linen cupboard on the landing, as well as further storage cupboards and a family shower room. The principal bedroom includes an en-suite bathroom, built-in wardrobes and a fireplace. The second bedroom is also a generous double room, with built-in wardrobes and a fireplace. There is one further double, and an additional single bedroom.

The pretty garden surrounds the house, with paved seating areas, lawned gardens and mature flower/shrub borders. The driveway is accessed from the lane, which leads up to the church. The sizeable garage is attached to the side of the cottage, with a store room to the rear.

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, with a church and popular pub. Tichborne is within The South Downs National Park, and 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. The village 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. There is a selection of good schools, colleges and universities within the local area.



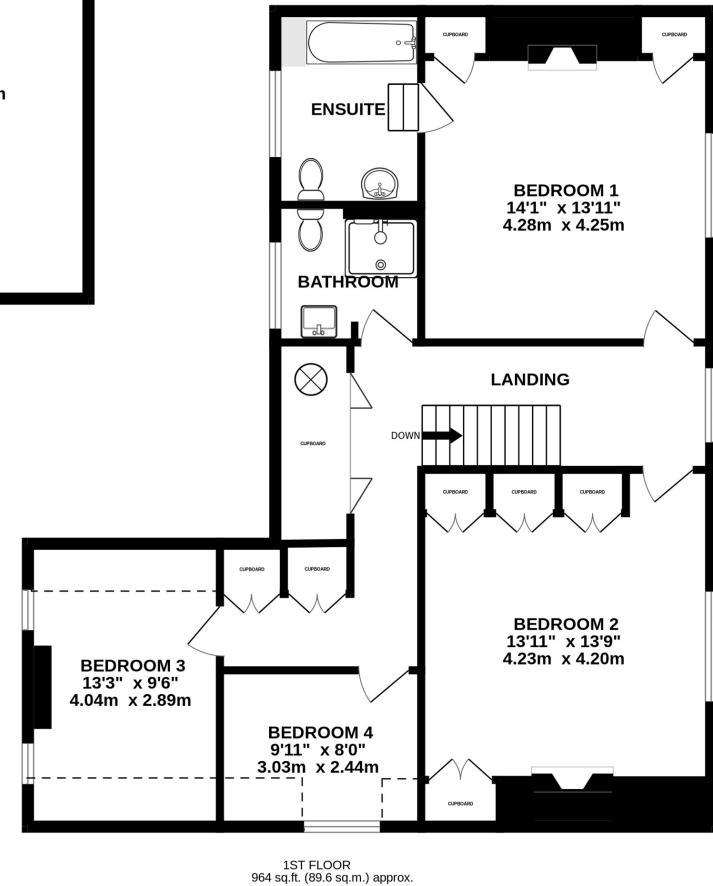
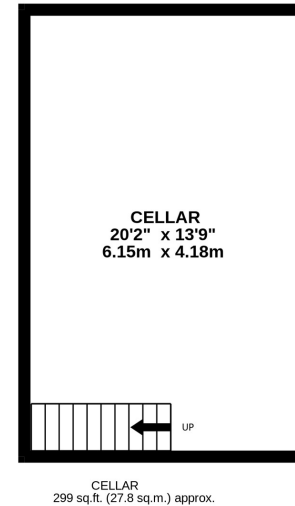
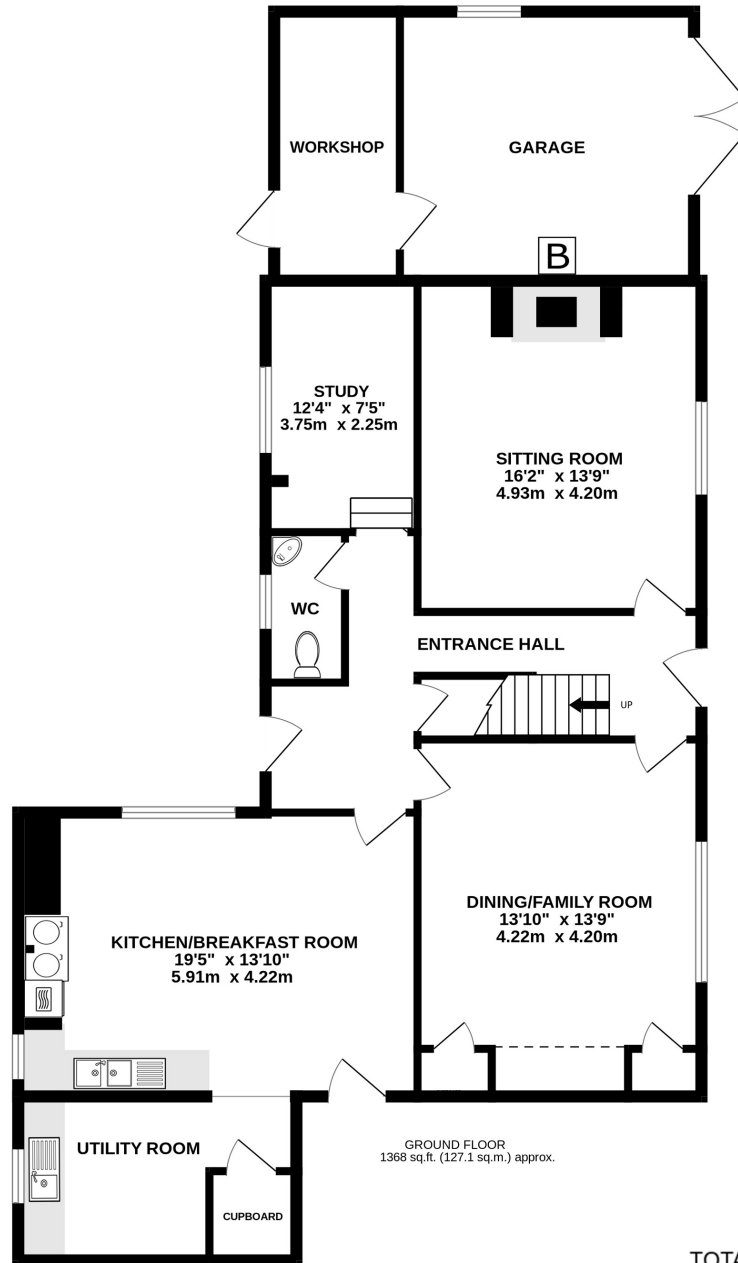
SERVICES

Mains Electric and Mains Water is connected, the heating is Oiled Fired and the property has private drainage.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G





TOTAL FLOOR AREA : 2632 sq.ft. (244.5 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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DIRECTIONS

From our office in Broad Street, turn right into West Street, continuing ahead into The Avenue in the direction of Winchester. As you come out of the town, turn left, signposted to Tichborne. Follow the lane for approximately 1.5 miles, going through the village. Turn right at the sign to the church. Church Cottage is the second property on the left. To park, turn left down the small lane and then left into the driveway.

What3words location ref: [///surveyed.forge.remembers](https://www.what3words.com/surveyed.forge.remembers)

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.

