

  
Hellards



*At home in Cheriton*



# Fiddlers Cottage,

NORTH END, CHERITON, ALRESFORD, HAMPSHIRE, SO24 0PW

## Guide Price £445,000

- Charming Grade II Listed Cottage
- Located on the Edge of Cheriton
- Character Features including Thatch and Beams
- 2 Bedrooms and a Shower Room
- Secluded Rear Garden
- No Onward Chain

A Grade II listed thatched cottage located in Cheriton, with a delightful outlook over water meadows. The cottage is in need of modernisation, but presents an opportunity to live in a charming home on the edge of this popular village, just a couple of miles from Alresford. Character features include oak beams and a brick fireplace with wood-burning stove. The property is offered for sale with the benefit of no onward chain.

The cottage is approached from the driveway, with the oak front door opening to a welcoming sitting room, featuring a wood-burning stove in a brick fireplace, with alcoves to the sides. The dining room has windows to the front and side, with an understairs cupboard, a further cupboard housing the hot water cylinder. and (steep) stairs to the first floor.

Off the dining room is the kitchen, which has a range of units and worktops, with an oil-fired boiler in a cupboard. A back door opens to the garden, and there is space for a small table and chairs. The shower room is on the ground floor next to the kitchen.







Upstairs, there is a linen cupboard on the landing, and doors to the two bedrooms, which have sloping ceilings as they are located within the roof. The main bedroom has wardrobes built-into the alcoves on either side of the chimney breast, with a view over the water meadows. The second bedroom has a built-in cupboard and a window.

Outside, there is a parking area and a small lawn to the front of the cottage. To the side, there is a large shed measuring 5.75m x 2.13m (19' x 7') externally. A gate leads through to the rear garden, where a few steps lead up to a lawn, which is surrounded by fencing and hedging.

Cheriton is a sought-after village with a well-known pub, a good primary school, local shop, church and its own civil war battlefield. It is considered to be a welcoming and inclusive village. Cheriton is surrounded by beautiful rolling countryside and is located 3 miles south of Alresford and 6 miles to the east of Winchester. There is access to London, Southampton and the Midlands via the local road network and there are rail links to London from Winchester and Petersfield.

### SERVICES

We understand that mains electric and water are connected, oil fired central heating and private drainage.

### LOCAL AUTHORITY INFORMATION

Winchester City Council

Council Tax Band: F

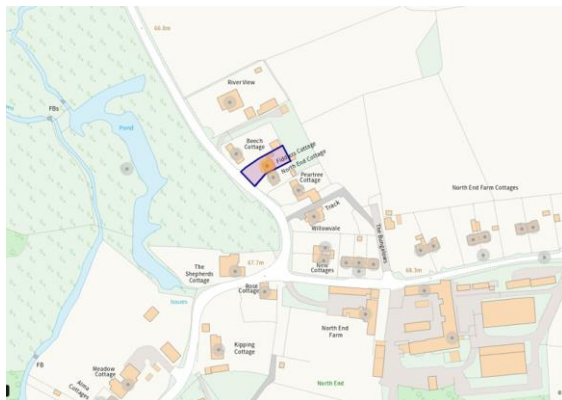
### DIRECTIONS

From Alresford, follow West Street and turn left into Jacklyns Lane (B3046) signposted to Cheriton. Proceed out of Alresford, past the golf club. As you come into Cheriton, Fiddlers Cottage will be found on the left. It is suggested to reverse into the driveway, due to the tight turning space. Alternatively, park in North End Lane, which is just a few steps further on, on the left.

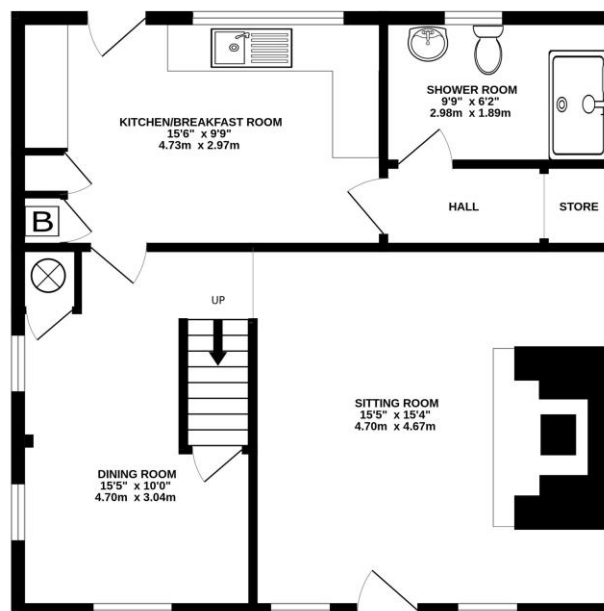
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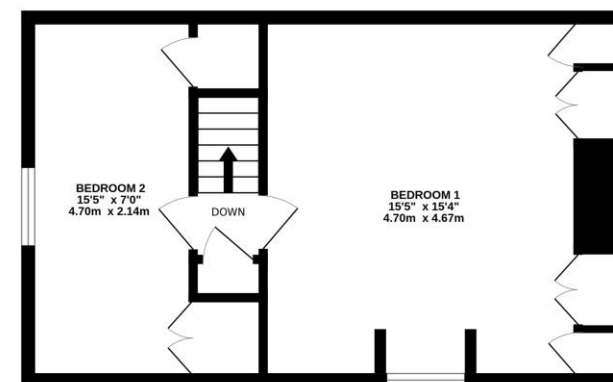




GROUND FLOOR  
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 995 sq.ft. (92.4 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.

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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.

