

  
Hellards



*At home in Cheriton*



# Rose Cottage,

CHERITON, ALRESFORD, SO24 0PW

**Guide Price £1,150,000**

- Charming Thatched Cottage with Original Exposed Beams
- Exceptional Red Brick Fireplace with Wood Burning Stove
- Living Room, Dining Room and Playroom
- Kitchen/Family Room with AGA
- Master Bedroom Suite with Dressing Room and Shower Room
- Further Two Double Bedrooms and Two Single Bedrooms
- Enclosed Mature Garden and Driveway Parking

Nestled in the highly sought-after village of Cheriton, this beautiful thatched cottage offers a perfect blend of charm and functionality, making it an ideal home for family living.

Upon arrival, the property welcomes you with private driveway parking. Stepping through the front door, you enter a warm and inviting hallway.

The cosy sitting room greets you, featuring an impressive fireplace with a wood-burning stove, exuding a rustic charm. A standout feature is the original bread oven door, adding a unique touch to the space. From here, you can step down into a snug, versatile home office space. The dining room itself is a spacious area, ideal for family meals, while the adjacent playroom, which can be accessed directly from the hallway, offers ample space for children and family living. The playroom benefits from patio doors that lead out to the beautifully enclosed garden, seamlessly blending indoor and outdoor living.







The kitchen, located opposite the playroom and also off the hallway, is a true highlight. It boasts stunning marble worktops, wooden cabinetry, and a traditional double AGA oven, accompanied by a separate AGA hotplate. The kitchen is framed by a charming brick surround with a wooden beam above the AGA, adding character and warmth to the heart of the home. There is an integrated NEFF dishwasher and a built-in larder for added convenience. The kitchen also features downlighting throughout and a cosy family area with built-in casual dining seating. A stable door opens directly to the garden, providing easy access for alfresco dining and outdoor enjoyment.

Upstairs, the double-height hallway leads to the master suite, which offers a built-in dressing room and a stylish en-suite shower room. The generous ceiling height throughout the upstairs ensures it is exposed to extra natural lighting. Additionally, on this side of the house, there is a further double bedroom and a single bedroom. To the right of the stairs, you'll find another double bedroom, a single bedroom, and the family bathroom, featuring a roll-top bath and a double shower, complete with a rain rinse attachment and a handheld showerhead.

The beautifully maintained garden, accessible from the side of the house as well as from the living room, playroom, and kitchen, offers a peaceful outdoor retreat. The garden is predominantly laid to lawn, with mature shrubs, ad hoc flower beds, and fully enclosed by mature hedging, ensuring privacy and a sense of seclusion.



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.

### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: G

### SERVICES

Mains electricity, Mains water, Oil Central Heating and Private drainage.

### PLANNING

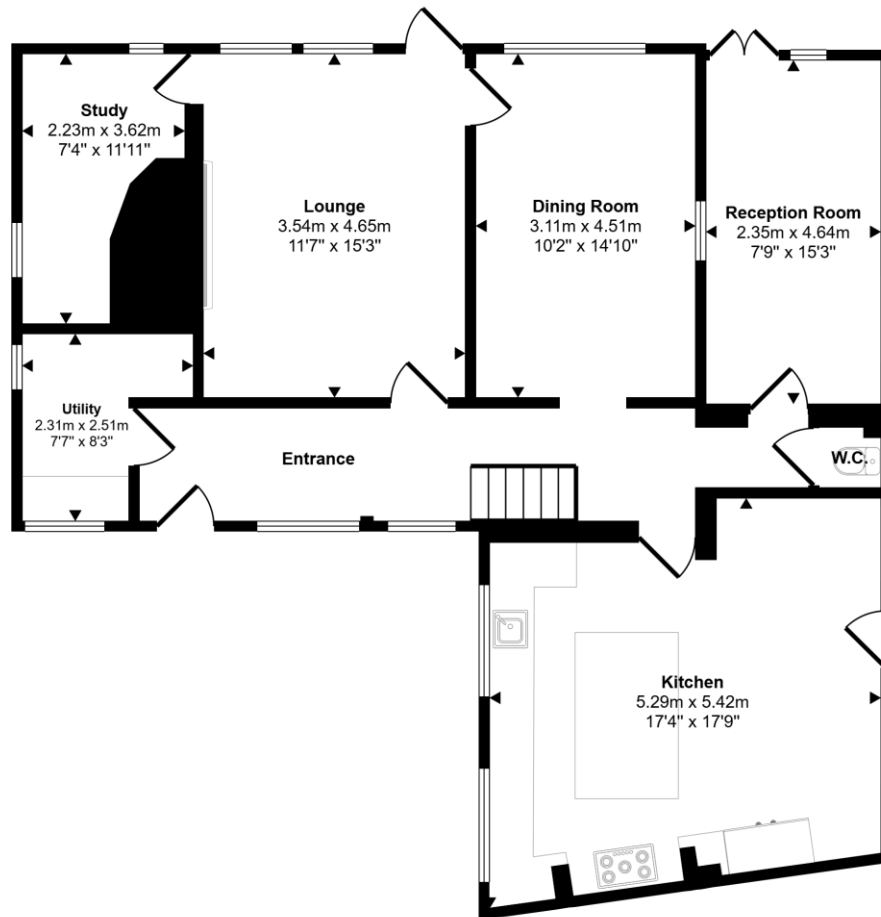
Previous Planning has been granted for a garage and we can provide drawings. Please note this application has now lapsed.





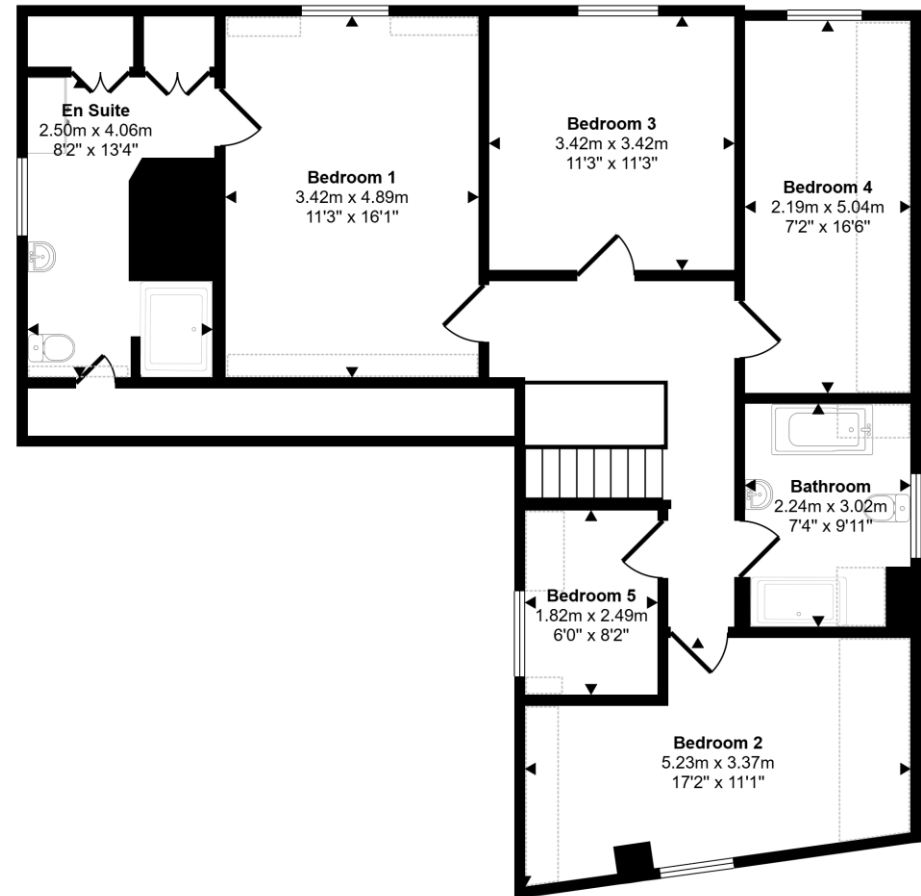


Approx Gross Internal Area  
197 sq m / 2118 sq ft



Ground Floor  
Approx 99 sq m / 1063 sq ft

□ Denotes head height below 1.5m



First Floor  
Approx 98 sq m / 1056 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



### DIRECTIONS

From Alresford, follow West Street and turn left into Jacklyn's Lane (B3046) signposted to Cheriton. Proceed out of Alresford, past the golf club. As you come into Cheriton, Rose Cottage can be found on the first bend into the village on the left hand side.

What3Words:///along.mixes.lodge

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.

EPC – Exempt Grade II Listed

