


Hellards



At home in Easton

1 The Terrace, Easton

WINCHESTER, HAMPSHIRE, SO21 1EG

Guide Price £695,000

- Beautiful End of Terrace Cottage
- Immaculately Presented Throughout
- Bespoke Handcrafted Kitchen
- Perfectly Designed for Indoor/Outdoor Living
- Stunning and Thoughtfully laid out Garden
- Popular Village in The Itchen Valley

1 The Terrace is a beautiful two bedroom cottage in the centre of the popular village of Easton, which is within easy reach of Alresford and Winchester. The house and garden are immaculately presented throughout and thoughtfully finished to an impeccable standard. The attention to detail within this property is second to none and offers a true indoor/outdoor living experience.

You enter this loving home through a stable door via the front porch, this leads you into the kitchen/diner. The kitchen has been custom built by Broughton Joinery and Fitted Furniture. The door frames, fronts and drawers (now painted) are all constructed with oak using traditional joinery methods. It is understood that the brick flooring has been reclaimed from the original path that ran along the back of the cottages before they were extended in the 1980's. The worktop in the main area of the kitchen is "Lapitec", a high quality Italian 100% natural mineral material. The kitchen has an AIMS AGA, all under counter appliances are Neff (except the washing machine which is AEG), these consist of a double oven with grill, induction hob, freezer, fridge and dishwasher. From the kitchen you enter the sitting room which has oak flooring and a Clearview wood burner offering a warm and spacious room. The hand-made bi-fold doors from the sitting room are made of the exceptional accoya timber and lead out to the stunning garden.





The upstairs is accessed by a staircase from the sitting room and leads onto the landing. The cottage style doors are all hand-made and lead to two good sized bedrooms, the bathroom and airing cupboard. The main bedroom is a generous size and leads into a dormer window space which has built in cupboards either side, there is also a deep wardrobe above the staircase; these are all fitted with handmade oak doors. The second bedroom also has space for a king size bed and there is a small fireplace, a built in wardrobe and an additional cupboard which provides additional shelving, storage and houses the boiler. The bathroom benefits from underfloor heating and has a handmade sink cabinet, heated towel rail, bath and high quality power shower.

The beautiful and well designed cottage garden is accessed from the bi-fold doors in the sitting room. The garden is a good length and has been thoughtfully split into three separate areas; the two closest to the house are perfect for entertaining. There is a hand-made oak archway leading from the dining to seating area, the seating area in the middle of the garden has a hand-made oak pergola with a beautiful wisteria climbing over it. Throughout the garden are mains powered LED spotlights. Beyond the back gate is the driveway and parking area for two cars. Part of the larger parking area has a lapsed planning consent on the South Downs National Park Applications, Ref: SDNP/21/03559/HOUS for a home office/store.

Easton is located within the beautiful Itchen Valley, in between the market town of Alresford and the City of Winchester. It is within a conservation area and also the South Downs National Park. There is a church, village hall, cricket ground and two pubs and a village shop making this a thriving village community. Winchester 3.7 miles (London Waterloo 57 minutes from Winchester station). Alresford 5.5 miles.

SERVICES

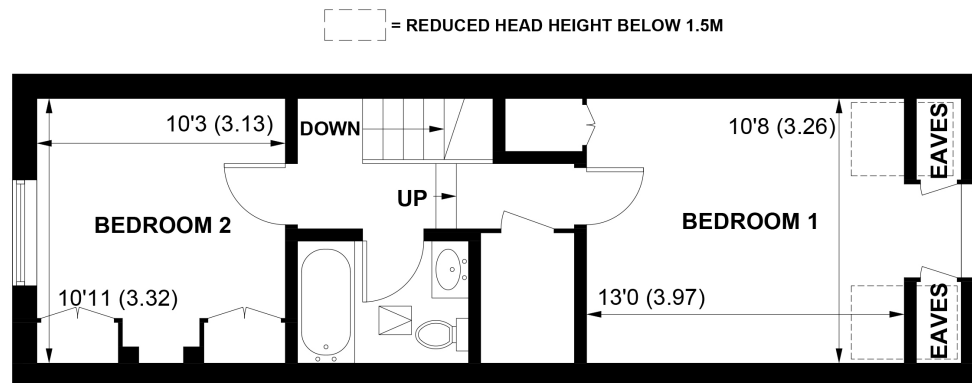
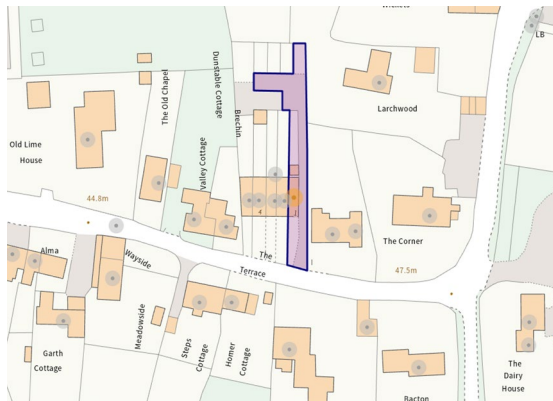
Mains gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

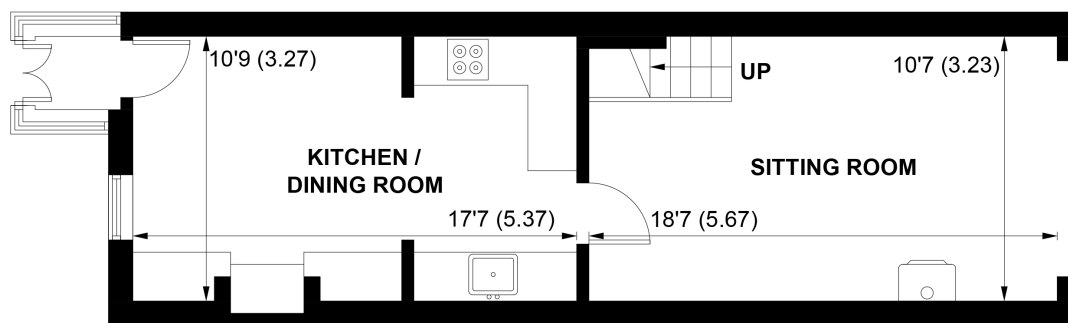
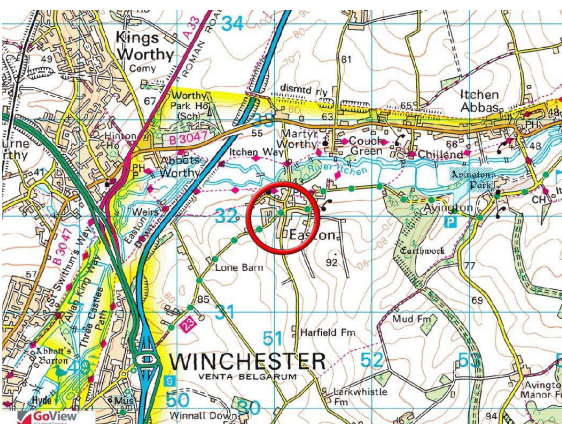
Winchester City Council

Council Tax Band: E





FIRST FLOOR



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 808 SQ FT / 75.1 SQ M
(INCLUDING EAVES)

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2025 ©
Produced for Hellards

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From Alresford proceed towards Itchen Abbas. After Martyr Worthy, take the left hand turn marked Easton. After passing 'The Cricketers Pub', turn left. The Terrace will be found just before the left hand bend. No. 1 is at the end on the right.

From Winchester: proceed out of the city on Worthy Road. Pass underneath the A34 and, at the T junction, turn left onto the A33 and then immediately right onto the A3047 towards Alresford. After going over the M3, turn right towards Easton. After passing 'The Cricketers Pub', turn left. The Terrace will be found just before the left hand bend. No. 1 is at the end on the right.

What3words:///range.neatly.fillers

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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.

