

  
Hellards



*At home in Martyr Worthy*



# 2 Graces Farm Cottages, Martyr Worthy

WINCHESTER, HAMPSHIRE, SO21 1DX

## Guide Price £725,000

- Delightful Farm Cottage, Extended in 2002
- Immaculately Presented Throughout
- Open-Plan Kitchen/Dining Room
- Three Bedrooms and Two Bath/Shower Rooms
- Detached Garage and Driveway Parking
- Attractive Garden with Countryside Views

An extended farm cottage, conveniently located for access to Winchester, with views over open fields, and nearby country walks to Easton and Itchen Abbas. The cottage offers all the charm and character required for country living, with the benefit of the modern comforts expected for 21st century living. The property is immaculately presented throughout, with a stunning open-plan kitchen/dining room, a pretty garden, good parking and a large garage.

The cottage is approached from the shared driveway, where there is a generously proportioned garage and driveway parking area. A path leads to the front door, which is located at the rear of the property. The front door opens to the entrance hall, where there is a modern cloakroom housing the gas boiler, and stairs to the first floor. The heart of the home is the sizeable kitchen/dining room, which was added on to the side of the cottage in 2002. With tiled flooring linking the space, the kitchen features a range of smart units and drawers, with beech worktops, a ceramic Belfast sink, built-in double oven, gas hob and extractor. There is ample room in the dining area for a large table and chairs, and French doors open to the garden. The sitting room features a wood-burning stove in a large surround, with an original bread oven still in place.







Upstairs, there is eaves storage off the landing. The main bedroom is a double room, with far-reaching, southerly views over fields, and has its own en-suite shower room. The second bedroom is also a double room, with a built-in wardrobe and fireplace. The third bedroom has a built-in wardrobe and view over the garden. Off the landing, there is a family bathroom with a white suite.

Outside, the garden wraps around the cottage, and is mainly laid to lawn with a path to the garage and driveway. The garden is private from the neighbouring cottages, and lovely views over the adjoining countryside can be enjoyed from various parts of the garden.

Situated in the sought-after hamlet of Martyr Worthy, there are walks aplenty on your doorstep with Pilgrims Way providing delightful footpaths across the River Itchen and on to the nearby village of Easton, which benefits from two public houses and village shop. The location also benefits from first class Schooling on your doorstep, with Itchen Abbas Primary School and Prince's Mead only a couple of minutes' drive away. Other schooling opportunities nearby include Winchester College, St Swithun's School for girls, Peter Symonds College and local infant, junior and secondary schools in Alresford. Transportation links are excellent with easy access onto the A34 for Oxford and Birmingham and onto the M3 at Junction 9 providing access to the M27 for the coastal road network, or north for London. The main line railway service from Winchester provides a non-stop service to London Waterloo in approximately 59 minutes.



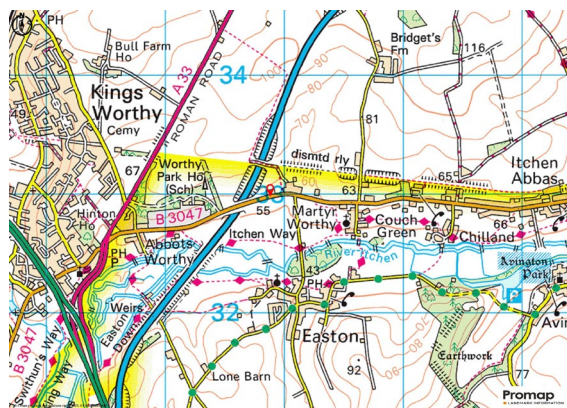
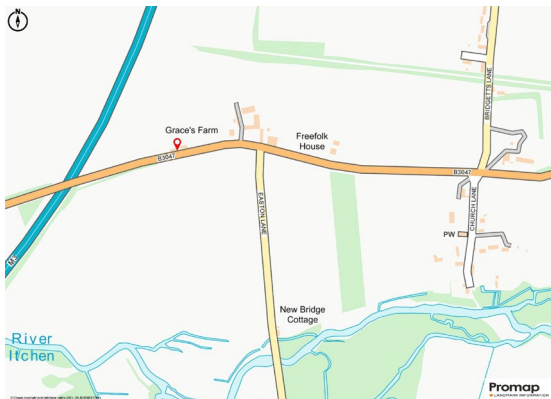
## SERVICES

Mains gas, electricity and water are connected. The septic tank is a shared system, which is located in the garden of No. 1, next door. The septic tank was installed in 2021/22.

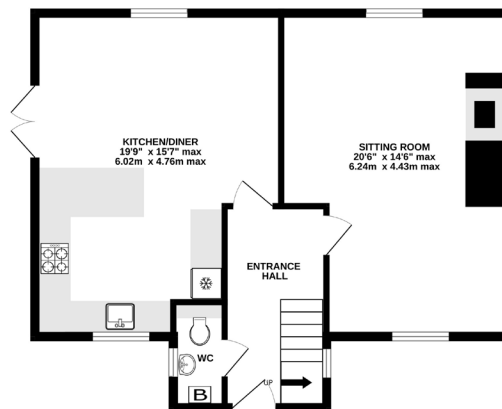
## LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: C

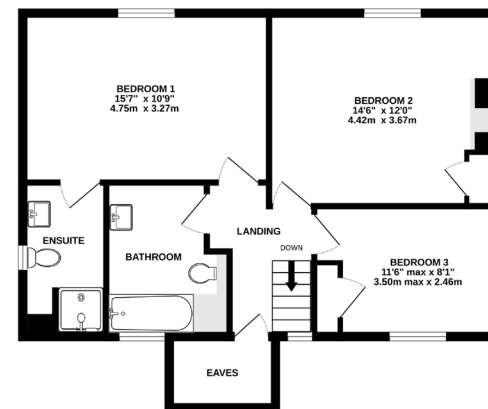




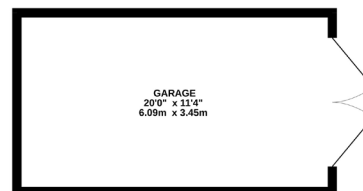
GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR  
640 sq.ft. (59.5 sq.m.) approx.



GARAGE  
226 sq.ft. (21.0 sq.m.) approx.



TOTAL FLOOR AREA : 1512 sq.ft. (140.4 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.  
Made with Metropix ©2025

## DIRECTIONS

From Alresford: proceed out of the town, turning right towards Itchen Abbas, driving through Martyr Worthy. Graces Farm Cottages will be found on the right hand side, shortly after the left turn to Easton. The driveway is located after the last cottage.

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, in the direction of Alresford. Go over the M3, where Graces Farm Cottages will be found on the left hand side, shortly before the right turn to Easton.

What3words: ///storyline.warp.beam

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.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

