


Hellards



At home in Cheriton

2 Parkers Cottage

CHERITON, HAMPSHIRE, SO24 0QA

Guide Price £750,000

- Delightful Period Home with Modern Feel
- Well-Presented Throughout
- Charming Central Village Location
- Open-Plan Kitchen/Dining Room
- Generous Sitting Room
- 3 Bedrooms and Modern Bathroom
- Garage and Parking Area

A delightful three bedroom period cottage located in the heart of the village, with attractive gardens and the benefit of parking and a garage. This lovely home has been recently renovated and is well-presented throughout, with a light and airy, modern feel. The open-plan kitchen and large sitting room make it ideal for family living, and the pretty wrap-around garden offers an opportunity for entertaining and relaxation.

The cottage is approached via a wrought-iron gate, with a path leading across the charming cottage garden to the front door, which opens to the comfortable kitchen/dining room. The room has been updated with the installation of a designer kitchen, with integrated appliances, solid wood worktops, a butler's sink and plenty of dining space. The sizeable sitting room features an open fire with a wooden fireplace surround with tiled inserts and hearth. A door from the kitchen leads through to a rear lobby, with a door to the garden, a cloakroom, cupboard housing the boiler, and stairs to the first floor.





Upstairs, there are three bedrooms, two of which are double rooms both having built-in wardrobes. The third bedroom is a single room. The modern bathroom features a white suite comprising a free-standing bath, a separate shower enclosure, wc and wash hand basin. On the landing there is a linen cupboard and loft access hatch.

Outside, the lovely gardens enclose the cottage on three sides, with flower/shrub borders, a lawn and path through to a separate paved garden, currently used as a private sofa/seating area. A gate in the fence leads to a parking area and a detached garage, which has an up-and-over door and overhead storage.

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

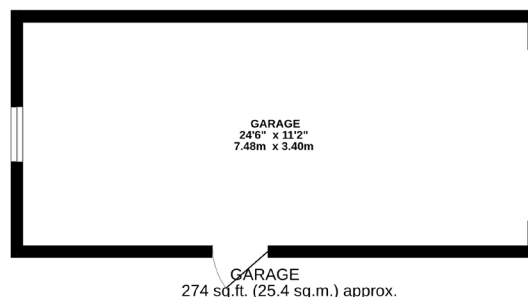
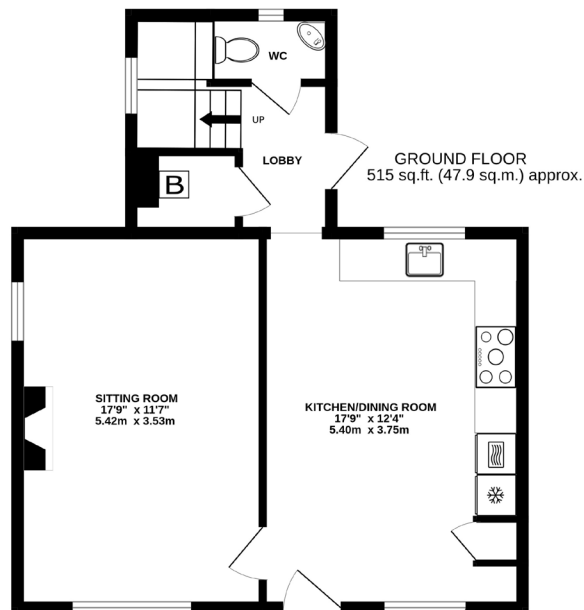
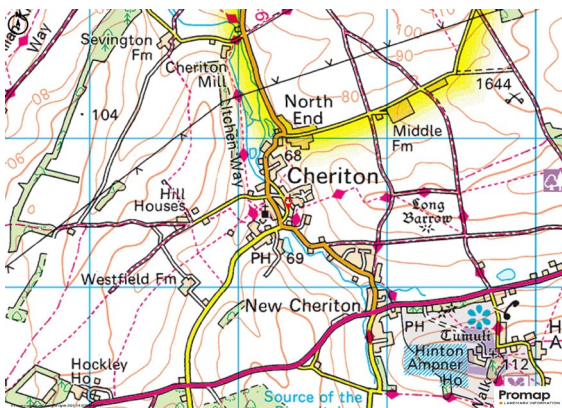
We understand that mains electricity and water are connected, oil central heating and private drainage.

LOCAL AUTHORITY INFORMATION

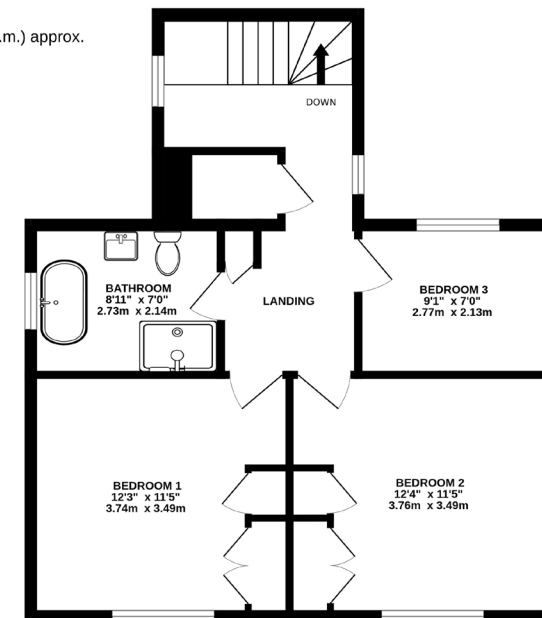
Winchester City Council
Council Tax Band: E

DIRECTIONS

From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Follow the road out of Alresford going over the A31 bypass, past the golf club and continue along into the village. Follow the road through several sharp bends and turn left, into School Road, Parkers Cottage will be found on the left hand side, opposite the village shop.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.