



The Terrace, Easton, Winchester

At home in Hampshire


Hellards

2 THE TERRACE

EASTON, WINCHESTER, SO21 1EG

Guide Price £675,000

- Stunning Period Cottage
- Renovated to a High Standard, Bespoke Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Gas Central Heating and Mains Drainage
- Beautiful Cottage Gardens
- Sought After Village in Itchen Valley
- Shop/Pub/Church/Countryside Walks - All on your Doorstep

Nestled within the scenic South Downs National Park, this beautifully refurbished character cottage offers a perfect blend of traditional charm and modern comfort. Set in the picturesque village of Easton, it's an ideal home for those seeking tranquillity with easy access to local amenities.

As you approach, a quaint front porch with stable door welcomes you into the heart of the home – a spacious kitchen featuring stone flooring and bespoke solid wood cabinetry, including an island unit and a generous larder cupboard. There's ample space for a stove, Aga, Rayburn or Everhot, making it perfect for culinary enthusiasts.

The inviting living room boasts wood floors, a charming wood-burning stove, and double doors that open to the enchanting gardens, creating a seamless flow between indoors and outdoors.





Upstairs, you'll find two comfortable double bedrooms. The master suite includes an en-suite shower room and built-in storage. The second double bedroom has a fireplace and additional built-in cupboards, adding character and charm to the space.

Outside, the meticulously landscaped garden offers a delightful terrace with a wisteria-clad pergola, perfect for relaxing or entertaining. A further section of the garden includes flower beds with mature shrubs, and perennials as well as a gate leading to the rear parking area. The property also benefits from a storage shed and parking for two vehicles.

This home combines idyllic countryside living with modern conveniences, making it a truly special retreat.

The property has been fitted with new timber double glazed windows throughout, maintaining the character and charm of the house, whilst improving insulation and heat retention.

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

We understand that mains gas, electricity, water and drainage are connected.

LOCAL AUTHORITY INFORMATION

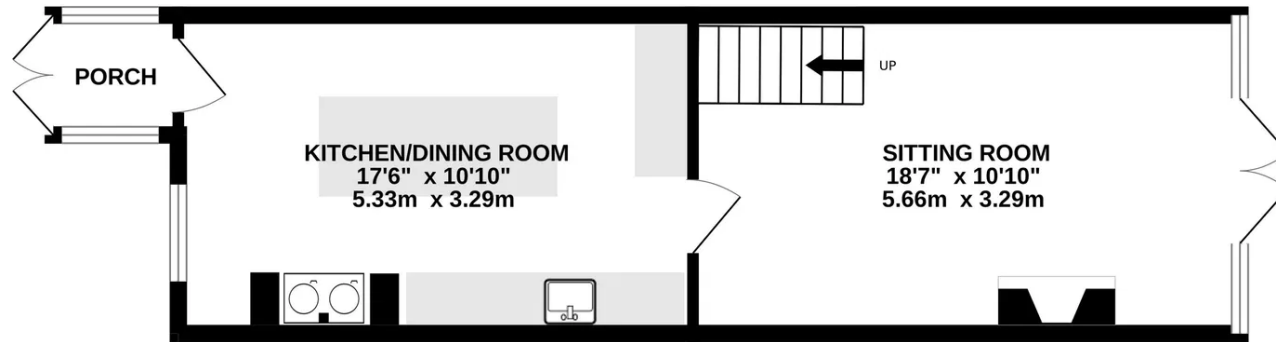
Winchester City Council
Council Tax Band: E

DIRECTIONS

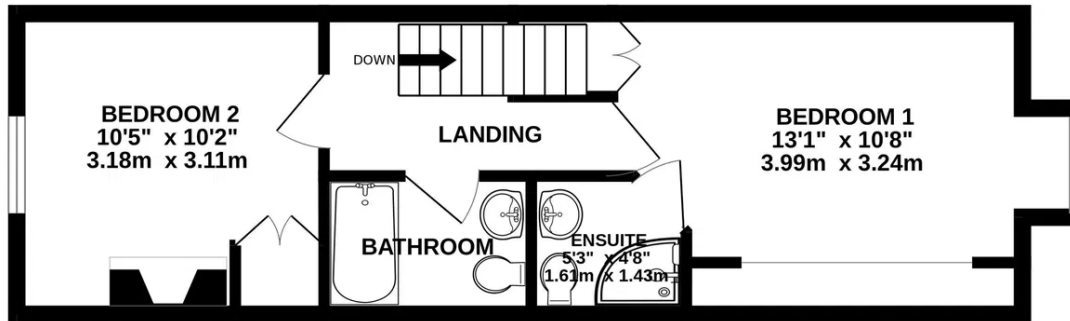
From Alresford proceed towards Itchen Abbas, driving through Martyr Worthy and take the left hand turn marked Easton. After passing 'The Cricketers Pub' on your left and just before the left hand bend is a row of terraced cottages and No. 2 is the 2nd to last cottage on the left.



GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 745 sq.ft. (69.2 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		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(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.