



2 Garden Cottages, Cheriton

At home in Hampshire


Hellards

2 Garden Cottages, Hill House Lane

CHERITON, ALRESFORD,
HAMPSHIRE SO24 0PT

Guide Price £600,000

- Character Semi-Detached Home
- Four Bedrooms
- Two Reception Rooms
- Potential to Extend/Improve Subject to Planning
- Superb Location Within Picturesque Sought-After Village
- Good Sized Rear Garden
- No Onward Chain

First time on the market since 1938, this charming semi-detached period cottage, dating from around 1900, is offered for sale with no onward chain. Situated in the heart of the highly sought-after village of Cheriton, the property occupies a generous plot with a sizeable rear garden and offers immense potential for further extension or modernisation, subject to the necessary planning consents.

Extended in the 1970s, the cottage already provides spacious accommodation, including a welcoming entrance hall leading to two well-proportioned reception rooms. To the rear, you'll find a kitchen, family bathroom, and a convenient cloakroom tucked under the stairs.

Upstairs, the generous landing gives access to four good-sized bedrooms. Two of these retain original cast iron fireplaces, and the home features high ceilings and large windows throughout, creating a bright and airy atmosphere.





Outside, the rear garden is mainly laid to lawn and bordered with mature shrubs, offering a peaceful and private setting. A driveway runs to the side of the property, with gravelled parking at the rear and potential to add a garage, subject to planning permission.

Cheriton is a picturesque and friendly village, renowned for its strong community spirit and historic charm, including its notable Civil War battlefield. Local amenities include a well-regarded primary school, village shop, pub, and church. Surrounded by rolling countryside, Cheriton is ideally positioned just 3 miles south of Alresford and 6 miles east of Winchester. Excellent transport links provide easy access to London, Southampton, and the Midlands, with mainline rail services available from Winchester and Petersfield.

SERVICES

Mains electricity with night storage heaters in some rooms. Mains water. Private drainage. Please note that the septic tank belonging to No. 1 Garden Cottages is located within the garden of No. 2.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band E

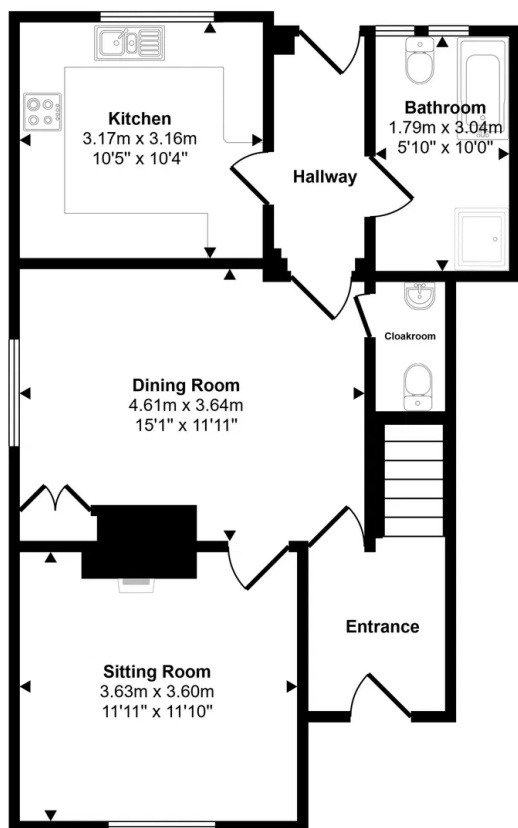
DIRECTIONS

From our offices in Alresford, turn left into Jacklyns Lane and follow the B3046 South for around 3 miles into Cheriton village. Hill House Lane is on your right, just after the pinch point and 2 Gardeners Cottages is on your left.

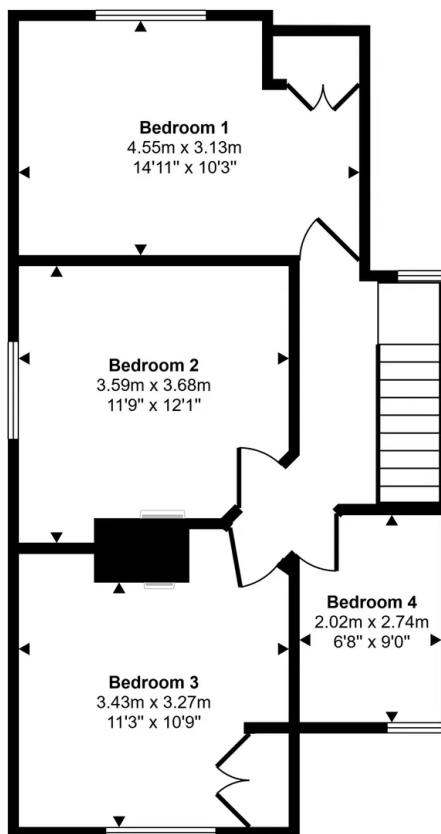
What3Words: [///worked.reshaping.turkey](https://www.what3words.com////worked.reshaping.turkey)



Approx Gross Internal Area
113 sq m / 1214 sq ft

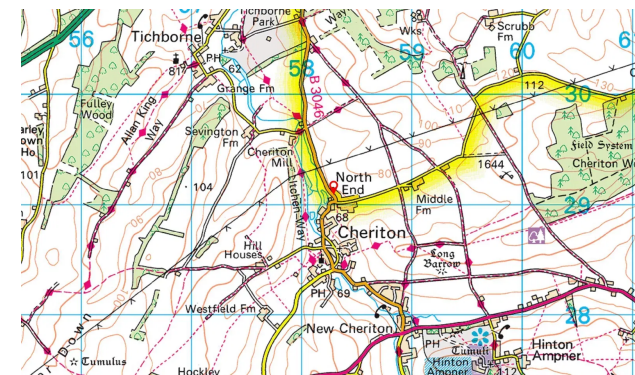


Ground Floor
Approx 59 sq m / 633 sq ft



First Floor
Approx 54 sq m / 581 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Hellards Estate Agents
11 Broad Street, Alresford, Hampshire

01962 736333

sales@hellards.co.uk

<https://www.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.