



Ivy Cottage, Avington, Winchester

*At home in Hampshire*

 **Hellards**

# Ivy Cottage

AVINGTON, WINCHESTER SO21 1DD

**Guide Price £1,095,000**

- Charming 3 Bedroom Character Cottage
- South Downs National Park Location
- Lovely Walks, Pubs and Golf Course Nearby
- Grade II Listed with Original Features
- Planning Permission (implemented) for Ground Floor Extension
- Attractive Gardens and Driveway Parking
- No Onward Chain

An attractive double-fronted period cottage dating from the late 18th century, nestled in a delightful setting on the edge of Avington, midway between Winchester and Alresford. Ivy Cottage is located within the beautiful South Downs National Park, with attractive country walks from the doorstep. There are several good pubs nearby and a golf course in the village. The cottage is Grade II listed and retains many original features, which adds to its character and charm.

A gate and path leads to the front door, which opens to a lobby and stairs to the first floor. The delightful drawing room features a wood-burning stove set within a brick fireplace, with a hearth and wooden surround. A built-in cupboard and alcove bookshelves provide useful storage. The comfortable sitting room features some corner shelving, with a door leading to a well-proportioned kitchen/dining room that offers a range of fitted units, integrated appliances and an inset ceramic sink, as well as a door to the garden. A walk-in pantry offers plenty of storage and further space for appliances, with a door leading to the cellar.

There is a large walk-in cupboard on the first floor landing, with a door allowing access to stairs to the loft room. The generously-proportioned principal bedroom includes a storage room and adjoining en-suite bathroom. Off the landing is a second double bedroom and a family bathroom, with separate bath and shower.

Narrow stairs lead up to a light and airy loft bedroom, which spans the width of the house. Exposed beams and skylight windows give it a lovely open feel, and it is currently laid out with double beds in two distinct areas.





Outside, a five bar gate leads to a gravel parking area. The garden is south facing and is mainly laid to lawn, with some fruit trees. A terrace adjoins the rear of the cottage, and there is a delightful gazebo further up the garden, as well as an outbuilding, currently used as a workshop/garden store.

#### PLANNING PERMISSION

Planning has been approved for a re-modelling of the ground floor and a rear extension to be added to include a new kitchen/diner, bedroom/home office and bathroom. The planning consent has been commenced to ensure it is extant. South Downs National Park ref: SDNP20/05496/HOUS and SDNP/20/05497/LIS)

#### SERVICES

Mains electricity and water are connected. Private drainage (septic tank). Oil-fired central heating.

#### LOCAL AUTHORITY INFORMATION

Winchester City Council  
Council Tax Band: G

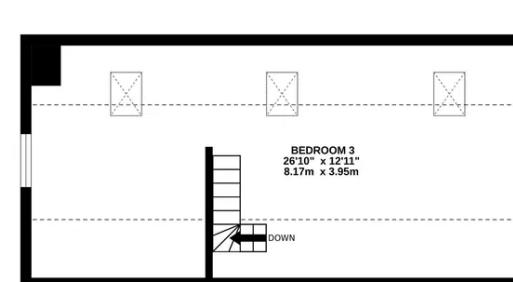
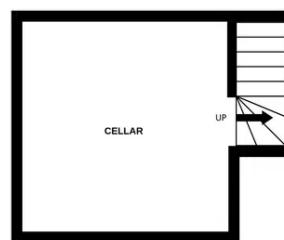
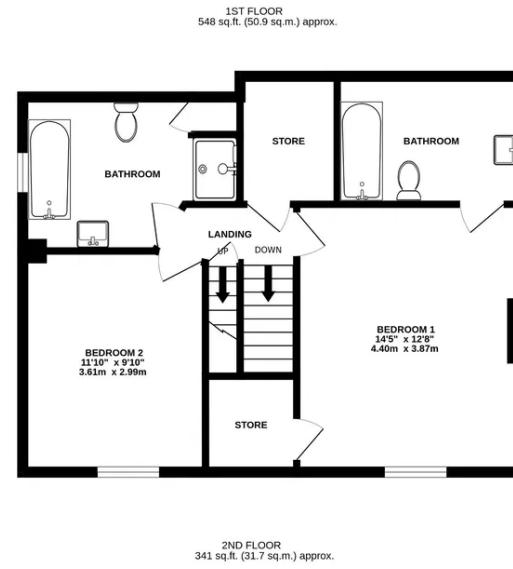
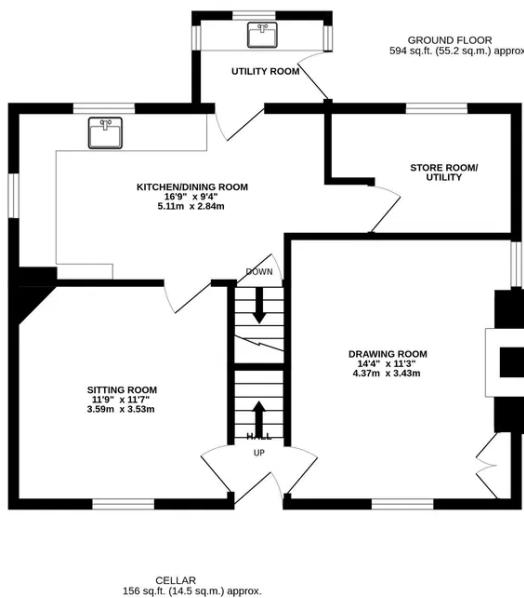
#### LOCATION

Avington is a small village in the Itchen Valley, centred around Avington Park. The area is located within the beautiful South Downs National Park and is surrounded by stunning countryside and has excellent walking opportunities. Good local pubs can be found in nearby Itchen Abbas, Easton and Ovington. The village has a church and a popular golf course. There is a choice of independent and state schools to choose from in the immediate area, including Princes Mead and St Swithuns. Avington is situated between the market town of Alresford and the village of Easton. From Winchester there are regular mainline train services to London. Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. Southampton airport is only about half an hour away by car.



#### DIRECTIONS

From the main road (B3047) in Itchen Abbas: turn into the lane signposted to Avington (opposite the village hall and The Plough pub). Follow the lane for 600m, turning right at the end. Follow the lane for a further 300m, where Ivy Cottage will be found on the left hand side. What3words //comedy.humble.chats



**TOTAL FLOOR AREA : 1639 sq.ft. (152.3 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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**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.

  
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