



Sweet Woodruff Cottage, Easton

At home in Hampshire


Hellards

SWEET WOODRUFF COTTAGE

AVINGTON PARK LANE, EASTON,
WINCHESTER, HAMPSHIRE SO21 1EE

Guide Price £695,000

- Modern Cottage in Delightful Village Location
- Easy Access to Winchester and Road Network
- Three Bedrooms and Two Bath/Shower Rooms
- Open-Plan Kitchen/Dining Room
- Separate Sitting Room
- Charming Front and Rear Gardens
- Car Port and Parking for Three Additional Cars

A charming cottage, which is part of a small development of homes that lie at the eastern end of the village on the lane to Avington Park. Built to an exacting standard by Antler Homes in 2003, the property offers the comforts required for modern living, whilst being designed in a cottage style to fit in with the ambiance of this delightful village close to Winchester. The cottage has a light and airy feel, and a good flow to the accommodation, and is well-presented throughout.

The property is approached from the driveway, with a path leading to the front door, which is covered by a storm porch. The front door opens to the welcoming entrance hall, where there is a cloakroom, understairs cupboard and stairs to the first floor. The heart of the home is the beautiful open-plan kitchen/dining room, which offers a generous amount of space for entertaining and dining, as well as a nicely fitted kitchen with worktops and integrated appliances. French doors open to the garden, with a further door to the utility room, which itself allows access to the garden. Off the entrance hall, a door opens to the spacious sitting room, featuring a gas, coal-effect fire in a stone surround and French doors to the front garden.





On the first floor landing there is an airing cupboard housing the hot water cylinder, and a further linen cupboard. An access hatch allows access to the part-boarded loft. Off the landing is the family bathroom, featuring a modern white suite with a shower and glass screen above the bath. The main bedroom spans the depth of the house and has double aspect windows, allowing plenty of light to flood through and wonderful views over fields to the front. A door opens to an ensuite shower room, which features a white suite. The second bedroom is a double room, with a door to a long space in the eaves providing useful storage. The third bedroom is a single bedroom, currently used as a study/hobbies room, which also benefits from lovely views over the fields to the front.

The delightful, lawned front garden is surrounded by picket fencing, with driveway parking for two cars. A gate to the side of the cottage leads through to the low-maintenance rear garden, which provides a sheltered seating area laid with paving slabs and stone chippings. The area is surrounded by plant and shrub borders, and a path leads to a gate and a on to a carport, which has a lockable storage room. In addition, there is a separate allocated parking space nearby.

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

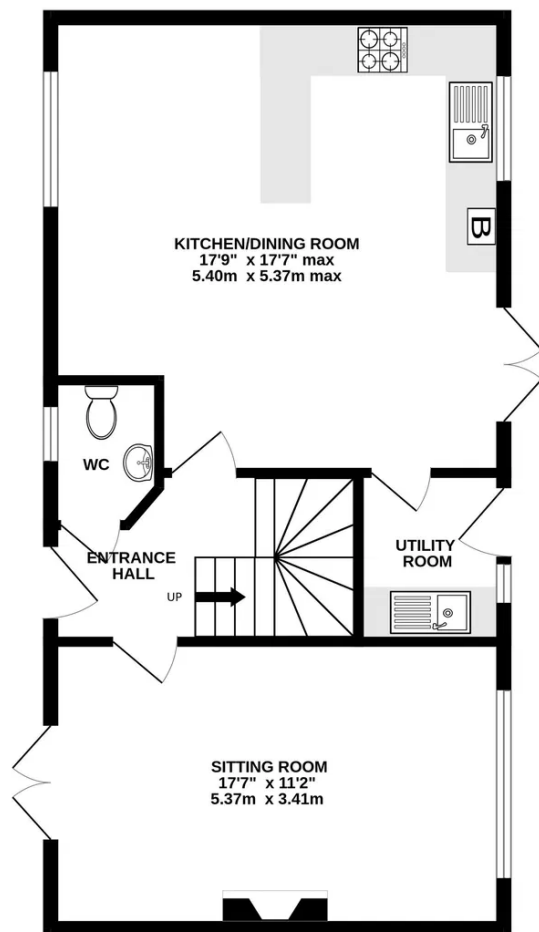
Winchester City Council
Council Tax Band: F

DIRECTIONS

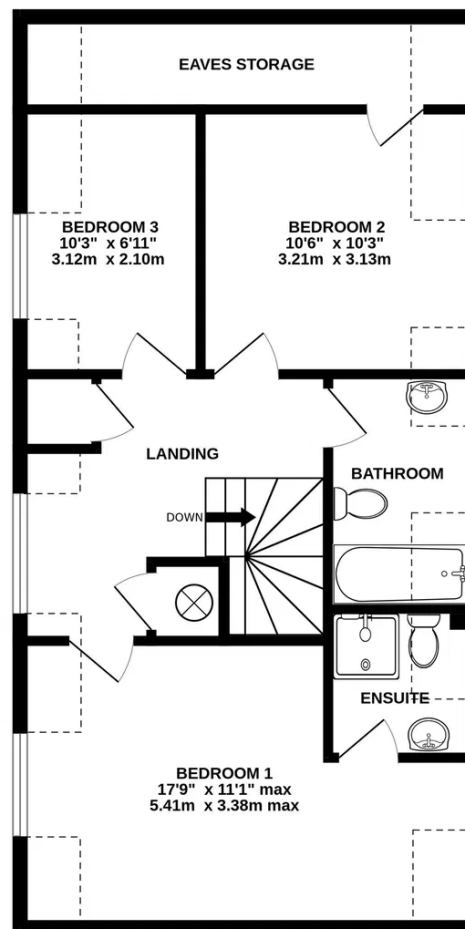
From Alresford proceed towards Itchen Abbas, driving through Martyr Worthy and take the left hand turn marked Easton. Turn left after The Cricketers Pub. Follow the road to the left, passing The Chestnut Horse Pub. Bear right, where the cottage will be found on the left after 200m. What3words: ///ownership.acted.fish



GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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		85
(69-80) C		
(55-68) D	68	
(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.