



**'Stoke Cottage' 68 Havant Road, PO11 0PY    £475,000**

GEOFF  
 **FOOT**  
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Geoff Foot Estate Agents are pleased to have this delightful Grade 2 listed '16<sup>th</sup>' Century Thatched extended Cottage for sale in Stoke, which has been sympathetically decorated and restored over the last couple of years, 3 double Bedrooms, one with En suite, a newly fitted family Bath/Shower Room with spa bath, fitted Kitchen with built in appliances, all windows with secondary magnetic glazing, newly laid drive offering parking for several vehicles, motorhome etc. There is a feature Inglenook working open fireplace, separate Dining room with many original features and beams. The thatch has been re ridged and over-hauled and the whole cottage has been re wired throughout. Outside boasts a well-stocked garden adjoining open horse fields to one side, an abundance of flowering shrubs and fruit trees. The location of Stoke makes it convenient to the local Farm shop, Bus routes and Road links to Havant railway station.

*Internal viewing highly recommended.*

- **Listed Grade 2 Thatched Cottage built circa '16<sup>th</sup> Century'.**
- **Recently refurbished & redecorated throughout. Convenient for access off the Island.**
- **Many Original features retained, Heavy Timber beams, doors and latches.**
- **Recently fitted 'Worcester Bosch' gas boiler.**
- **Newly fitted Quality Kitchen with integrated appliances.**
- **Lounge/Snug with feature 'Inglenook' working open fireplace.**
- **Thatched roof re- ridged and over hauled' 2021 (approx).**
- **Secondary glazed throughout with removable Magnetic glazing**
- **Wide shingle laid driveway offering parking.**
- **Gardens adjoining horse fields with rural views.**

**Freehold | | Council Tax Band: E**



The accommodation comprises:

**Small entrance Porch** – Paved flooring. Windows to sides. Panel glazed door to

**Reception Hall/ Study – 14' 3" x 12' 7" (4.34m x 3.83m)**

Recessed brick fireplace with stone hearth and log effect fire. Exposed beams to ceiling and walls. Three wall light points. South facing Georgian style window with secondary glazing to front offering views over Garden. Two feature angled lead light windows in half bays to side aspect.. Built in cupboard below. Radiator. Small cupboard housing electric meter and consumer unit. New fitted front door.

**Lounge/Snug– 14' 4" x 9' 11" (4.37m x 3.02m)**

South facing secondary glazed Georgian style window to rear Garden aspect. Original Lead light window overlooking open fields. Featured beamed walls and ceiling. Two wall light points. Radiator. TV aerial point. Beautiful Feature original brick built 'Inglenook' working fireplace with solid Oak mantle and brick.

**Dining Room – 17' 8" x 12' 3" (5.38m x 3.73m)**

Radiator. Two Georgian style windows. Angled lead light Window. Dimmer switch. Feature original beamed wall (original outside of the Cottage). Part glazed door, leading to 'Pantry'. 'Hive' thermostat heating control. Door leading to first floor. Door & step through to; -

**Kitchen – 12' 0" x 11' 10" (3.65m x 3.60m)**

Newly fitted cream fronted Kitchen fitted to sides. Inset white ceramic sink unit with mixer tap set in Solid 'Oak' work surfaces, soft close cupboards, and drawers below. Integrated automatic washing machine & slimline Hotpoint dish washer. Integrated tall fridge/freezer. Radiator. Inset Hoover Induction hob, built in oven below and integral extractor hood. Plinth & under lights and inset ceiling lights. Secondary glazed Georgian windows to rear & side. Wooden 'stable' door to driveway. Cupboard housing recently fitted Worcester Bosch gas boiler (2022). Door to:

**Bedroom 1 – 17' 0" x 9' 3" (5.18m x 2.82m) GROUND FLOOR**

Two south facing secondary glazed Georgian style windows to front aspect with pleasant views over Garden and horse fields. Double radiator. Access to loft space. Two wall light points. Feature ceiling beam. Door to:

**En Suite** – Recently fitted suite comprising low level WC, corner wash hand basin with mixer tap and tiled splash backs. Mirror fronted cabinet. Partly tiled walls. Towel radiator. Display wall shelving. Feature Mosaic Tiled floor. Corner shower cubicle with rainfall style shower and separate handheld diverter.

**Family Bath/Shower Room –**

Newly fitted white suite comprising 'Spa bath' with jets and lights. Tiled splash backs. Close coupled WC. Corner shower cubicle with rainfall style shower and handheld diverter. Ladder style towel radiator. Extractor fan. Inset wash hand basin, cupboard below. Mirror fronted wall cabinet. Obscure Georgian style window with secondary glazing.

**Staircase to first floor.** NB The stairs to the first floor are STEEP.

**Doors to Bedroom 2 & 3. –**

**Bedroom 2 – 11' 0" x 10' 5" (3.35m x 3.17m)** Original door with latch. Double aspect Georgian style windows to amazing views over open fields. Double radiator. Original beams to ceiling and walls. Small built-in cupboard. Recess with temporary sink and wc (optional). Tv aerial point. Access to loft space.

**Bedroom 3 – 11' 0" x 8' 7" (3.35m x 2.61m)**

Georgian style window with pleasant views over open fields. Feature original beams. Two spacious built in cupboards. Double radiator. TV aerial point.

**Outside** – Double wood bi-fold gates plus pedestrian gate leading to extensive shingle driveway parking for several cars, motorhome, boat etc. Wide pedestrian gate leading to gravel area with 'Hot Tub' and surround under fixed steel gazebo, space for table and chairs, 2 external water taps and 3 double external electric wall sockets. Wooden shed on concrete base Plus New 12' x 10' Wooden Stable/Workshop Concrete with fitted rubber flooring.

**Garden. South facing. – to three side;** Adjoining fields to the side giving amazing views across the fields and beyond. Retaining brick wall. Well stocked with shrubs, fruit and flower borders. Paved patio area and generous lawned area with small water feature to the end. Feature fish pond. Feature arch rose trellis, climbers, trees fruit trees. Fenced and tree fully enclosed garden and pedestrian gate to front path. New chestnut Post and Rail fencing to adjoining fields.

**NB** – Since the current owners have enjoyed residing at Stoke Cottage, they have carried out many essential improvements including re-wiring throughout, installation and upgrade of new Consumer units, new Bath/Shower rooms and en-suite. New 'Worcester Bosch' efficient Gas boiler, radiators with TRV's and Hive remote control system installed 2022. A New Quality 'Benchmark' Kitchen was professionally installed in September 2022 and the 'Thatched' roof was 're-ridged & overhauled' in 2021. The garden is fully fenced (dog friendly) & vast flower borders and features everywhere. The Cottage has a professionally re-laid driveway complete with new drainage systems. The flat room on the extension (kitchen and dining room) has been professionally replaced with a warranted Rubberized covering.

**PLEASE NOTE THAT THE PROPERTY IS BEING SOLD BY A MEMBER OF STAFF CONNECTED TO GEOFF FOOT ESTATE AGENTS LTD**



**IMPORTANT INFORMATION**

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