2 Linnet Cottages High Street, Shirrell Heath, SO32 2JH

Asking Price £325,000

W&W

High Street | Shirrell Heath | SO32 2JH

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W&W are delighted to offer for sale for the first time to the market since built this well presented three bedroom cottage style home. The property boasts three bedrooms, lounge/dining room, kitchen, conservatory, cloakroom & modern shower room. The property also benefits from front & rear landscaped gardens as well as allocated parking to the rear.

Linnet Cottages is situated in the sought after location of Shirrell Heath which is a quiet village that sits conveniently between the pretty market towns of both Bishops Waltham and Wickham that offer a range of shops, restaurants and general amenities. Neighbouring Botley is also within easy reach and has a mainline railway station with the area also being within the heart of the pretty Meon Valley which is surrounded by many beautiful walks along with a network of bridleways. As well as all of this, there are a number of good schools locally, one of which being Swanmore College. All main access routes are also easily accessible, enabling direct and fast routes to Winchester, Portsmouth, Southampton, Chichester, Guildford and London.

Beautiful cottage style home offered for sale for the first time to the market since built

Three double bedroom home

Situated on an enviable plot providing front & rear landscaped gardens

Kitchen boasting built in oven, hob, dishwasher and space for additional appliances

Spacious lounge/dining room with centrepiece stone surround fireplace with inset electric fire, built in storage cupboard & double doors opening into the conservatory

Conservatory with radiator providing all year round use & double doors opening out onto the rear garden

Downstairs cloakroom comprising two piece suite

Galleried landing with built in storage cupboard

Three double bedrooms with one benefitting from built in wardrobes

Modern shower room comprising three piece white suite with feature large walk in shower cubicle & attractive wall/floor tiling

Rear enclosed low maintenance landscaped garden laid to paved patio, shed to remain & rear access

Panoramic views to the rear

Allocated parking to the rear for two vehicles

Landscaped front garden majority laid to artificial lawn, pathway leading to the front door & display shrubbery/flower beds

ADDITIONAL INFORMATION
Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

Sewerage - Mains

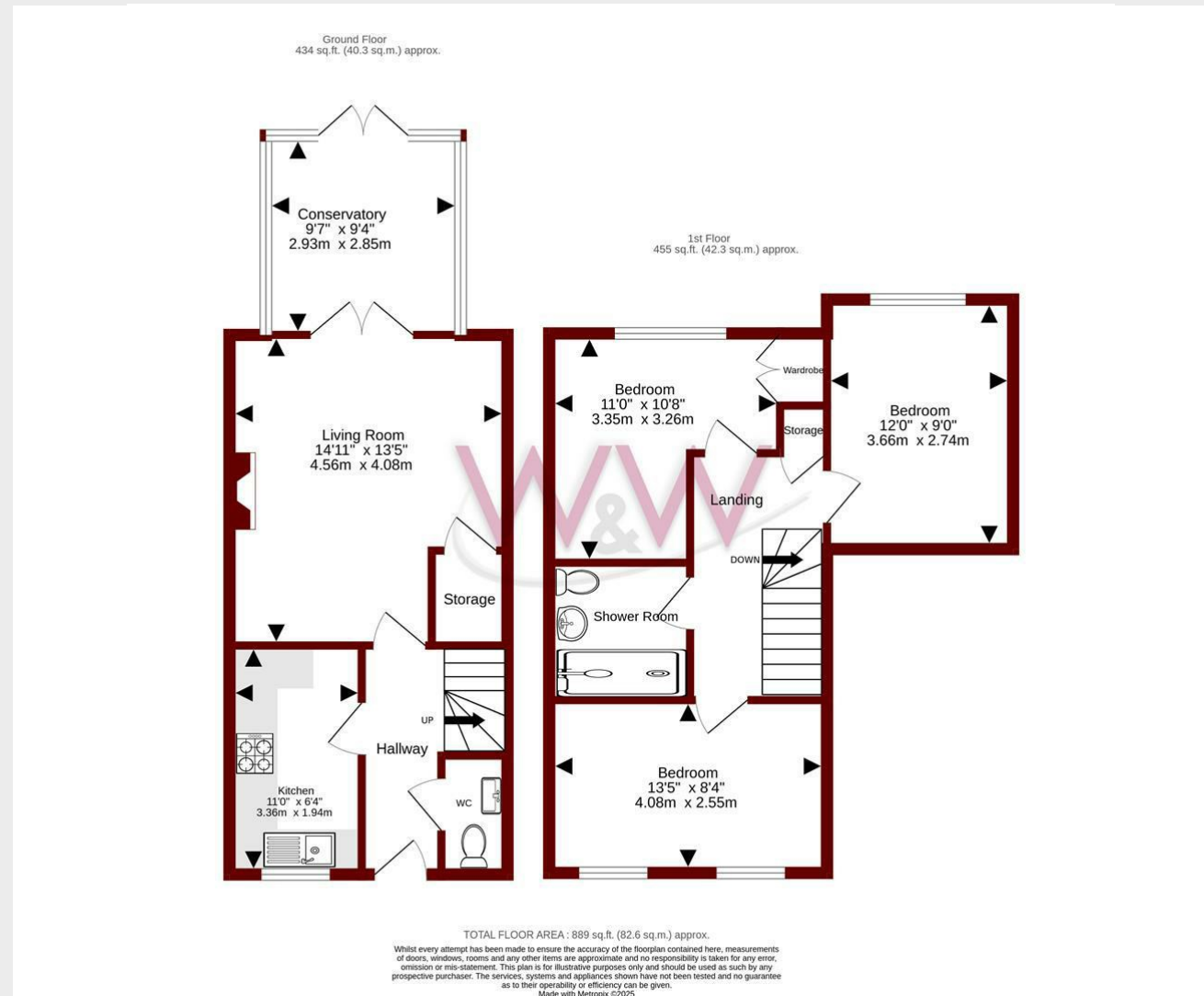Heating - Gas central heating with combination boiler

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by Sky

Please check here for potential broadband speeds - https://www.openreach.com/fibre-broadband

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - https://checker.ofcom.org.uk/

Ground Floor
434 sq.ft. (40.3 sq.m.) approx.

Conservatory
9'7" x 9'4"
2.93m x 2.85m

Living Room
14'11" x 13'5"
4.56m x 4.08m

Storage

Kitchen
11'0" x 6'4"
3.36m x 1.94m

UP

Hallway

WC

1st Floor
455 sq.ft. (42.3 sq.m.) approx.

Bedroom
11'0" x 10'8"
3.35m x 3.26m

Wardrobe

Bedroom
12'0" x 9'0"
3.66m x 2.74m

Storage

Landing

DOWN

Shower Room

Bedroom
13'5" x 8'4"
4.08m x 2.55m

TOTAL FLOOR AREA : 889 sq.ft. (82.6 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		89
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - C

Potential EPC Rating - B

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