



Rambler Cottage Chapel Drove, Horton Heath - SO50 7DL

Guide Price £535,000

WHITE & GUARD

Rambler Cottage Chapel Drove

Horton Heath, Eastleigh

Dating back to the 17th Century this beautiful, Grade II listed thatched cottage with a wealth of character and charm. Rambler Cottage has three bedrooms on two levels, sitting room with dining area, separate dining room, kitchen /utility room, bathroom, ensuite and outside wrap around gardens, with parking to the front. The property also benefits from a detached one-bedroom annex, which is currently used as a holiday let/ Air BnB. Offered with no onward chain and to fully appreciate what this cottage has to offer, an internal viewing is highly recommended.

LOCATION

The property is just a short drive from Hedge End and its retail park that include M&S and Sainsburys, as well as Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station. Southampton Airport is a stone's throw away and all main motorway access routes are also within easy reach. Horton Heath is a semi-rural village with a local shop, popular pub and recreation ground, it also benefits from its own tennis courts and local woodlands with many footpaths and bridleways. Also within catchment for Wyvern College for 11-16 years olds and holds academy status.

- EASTLEIGH COUNCIL BAND E
- EPC RATING D
- FREEHOLD
- GRADE II LISTED 17TH CENTURY THATCHED COTTAGE
- THREE BEDROOMS
- THREE RECEPTION ROOMS
- DETACHED ONE BEDROOM ANNEX
- OFF ROAD PARKING
- WRAP AROUND GARDEN
- NO FORWARD CHAIN





INSIDE

Rambler cottage is accessed via a double gate and a shingle driveway with off road parking for several vehicles leading to an enclosed porch. The porch has an original oak front door which opens up to the sitting and dining area room with cottage style windows, exposed beams, a brick fireplace with log burning fire, a door to a rear lobby leading to the kitchen and stairs to the upstairs landing. The kitchen runs across the width of the building with exposed beams and windows overlooking the rear garden. There are floor level cupboards, wooden work tops with an inset butler sink, space for a fridge freezer, dishwasher and oven. There is a separate utility room off the kitchen with butler sink, work surfaces and space/ plumbing for a washing machine. From the kitchen there is a door to the garden and two further doors to the side lobby and the dining room/ office. From the side lobby there is a door to the ground floor bedroom with adjoining shower room. To complete the ground floor, there is a dining room/ office off the kitchen with beamed ceiling, wood burner and stairs to the first floor. Upstairs on one side of the property with stairs from the office, there is a double bedroom with access to the loft, exposed beams and cottage windows overlooking the front, From the sitting room the stairs lead up to the first-floor landing where you can find the master bedroom with exposed flooring, wardrobes and cottage window overlooking the front garden. There is a four piece bathroom suite with a window to the side and brick and beam exposed walls. The cottage combines a perfect blend of modern and original features including exposed oak floorboards, ceiling and skeling beams, open fireplaces with wood burning stoves.



DETACHED ANNEX

The Stable annex is approached via the side of the cottage and benefits from its own parking space in the lane and its own front garden. The property is entered via wood panelled door into the sitting room, with laminate flooring, dual aspect double glazed windows and a door to the kitchen. The annex kitchen comprises of floor level units, rolled top worksurfaces with an inset single drainer sink unit, space for a washing machine, dishwasher and space for a cooker. There is a separate bedroom with double glazed window to the side and a radiator. The annex has a shower room off the sitting room, with a shower cubicle, wash hand basin, wc and double glazed window to the side. The annex has generated an income of between £15,000 to £20,000 per annum.

RELEVANT INFORMATION

The Thatch is wheat reed redone 2003 and re ridged 2015, this has a life span of c35 years and a rethatch would involve removing and replacing the worn layers only, when required.

The chimney has been heightened to 1.6 meters to comply with fire safety.

The wiring was done in 2000 and was certified in 2018 along with the stable annex

The cottage is fitted with a NuAir air filter system in the loft.

The woodworm was treated in 2001

The is a well located outside the back door, which has been plumbed with an outside tap for watering the garden.

The drains were replaced in 2000 to both cottage and stable.

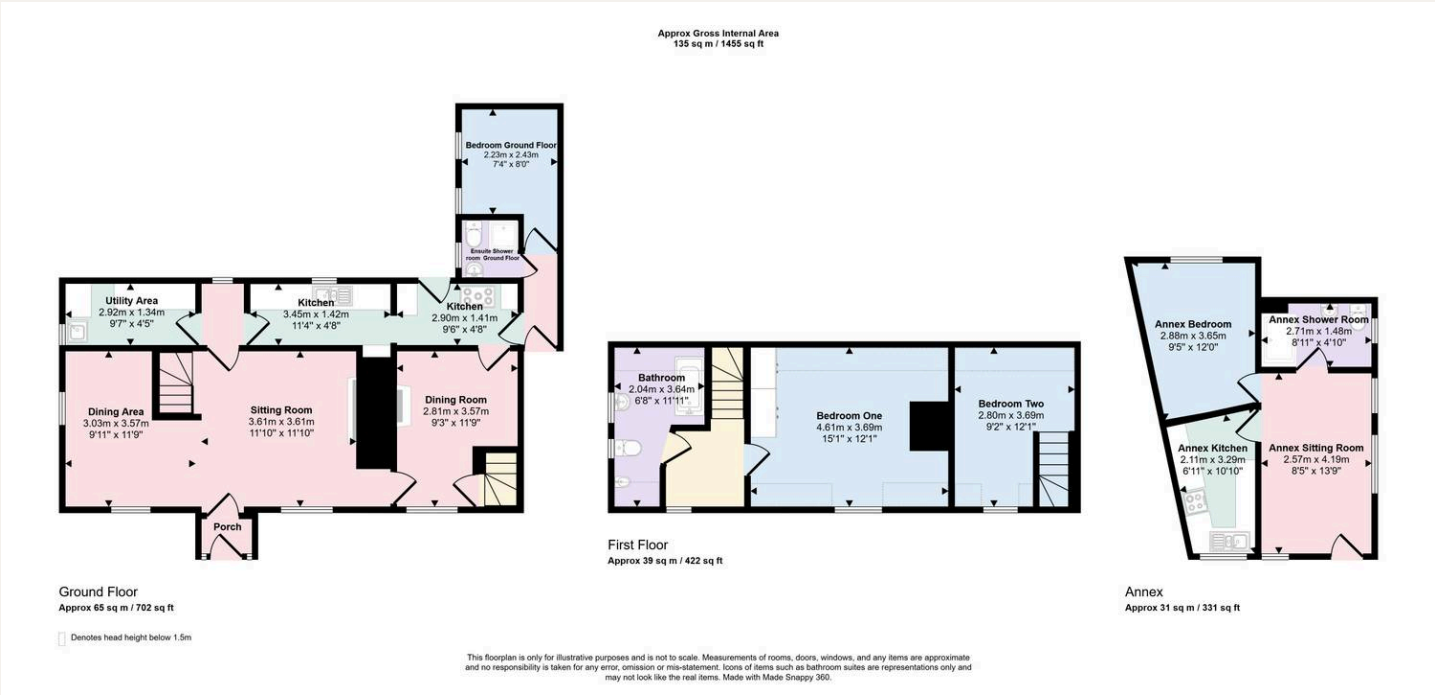
SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard

Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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