



**Connells**

Studio Cottage Hill Street  
Calmore Southampton



## Property Description

Nestled in the picturesque village of Calmore, this enchanting character property offers an idyllic blend of traditional charm and modern convenience. Situated near the stunning New Forest, the home boasts a gravel driveway suitable for multiple cars, leading to a double garage and a gated front garden.

This property is ideally located in the semi-rural setting of Calmore, offering easy access to the New Forest. It is within proximity to excellent local schools, boasts good transport links, and is situated in a highly desirable area.

This charming home is perfect for those seeking a blend of character and modern living, with the added benefit of a detached annex suitable for extended family.

## Entrance Hall

Welcoming entrance with access through a front door.

## Cloakroom

Separate ground floor cloakroom with a hand wash basin and WC.

## Lounge

26' 5" x 11' 5" ( 8.05m x 3.48m )

Features solid wood floors, a wood burner set into the chimney, and dual aspect sash-style windows.

## Study

7' 9" x 9' 5" ( 2.36m x 2.87m )

Ideal for home working, featuring fitted shelving, solid wood work surfaces, oak flooring, and windows with shutters.

## Kitchen Diner

17' 3" x 13' 6" ( 5.26m x 4.11m )

Spacious kitchen with shaker-style base and drawer units, work surfaces, and a range cooker with an extractor fan. It includes a bay window, locally tiled walls, a tiled floor, and ample space for family dining. Originally two rooms, this area is now a single, expansive space with inset spotlights.

## Utility Room

15' 8" x 7' 4" ( 4.78m x 2.24m )

Generous utility space with plumbing for a washing machine, space for a tumble dryer, a sink, work surfaces, and a tiled floor.

## Conservatory

19' 9" x 8' 8" ( 6.02m x 2.64m )

Stunning conservatory with checkerboard tiled flooring, wall lights, and French doors leading to the rear garden.

## Landing

## Bedroom One

14' 2" x 13' 7" ( 4.32m x 4.14m )

Front-facing bedroom with wood flooring, sash-style windows, built-in storage, a feature fireplace, and panelled walls.

## Bedroom Two

14' 5" x 11' 5" ( 4.39m x 3.48m )

Dual aspect with side and front windows and built-in storage.

## Bedroom Three

9' 9" x 7' 9" ( 2.97m x 2.36m )

Benefits from, built in storage and window to the side aspect.

## Shower Room

9' 6" x 7' 4" ( 2.90m x 2.24m )

Comprises, double sink vanity unit, walk in shower, WC and window to the side aspect.

## Outside

### Front Garden

Lawn area with paved pathway to the front entrance, picket fence surrounding, gravel driveway for multiple cars and a double garage.

### Rear Garden

Expansive garden primarily laid to lawn with a patio area, mature shrubs, borders, raised flower beds, and a variety of tree species. Includes a brick-built shed..

### Studio/Annexe

20' 8" x 14' 8" ( 6.30m x 4.47m )

Perfect for multi-generational living, featuring its own patio area, a lounge with wood flooring, a kitchen with shaker-style units, wood work surfaces, a two-bowl sink and drainer, a double bedroom with wood floors, and a shower room with WC, hand wash basin, tiled floors, and locally tiled walls. In total 37.7 square metres.

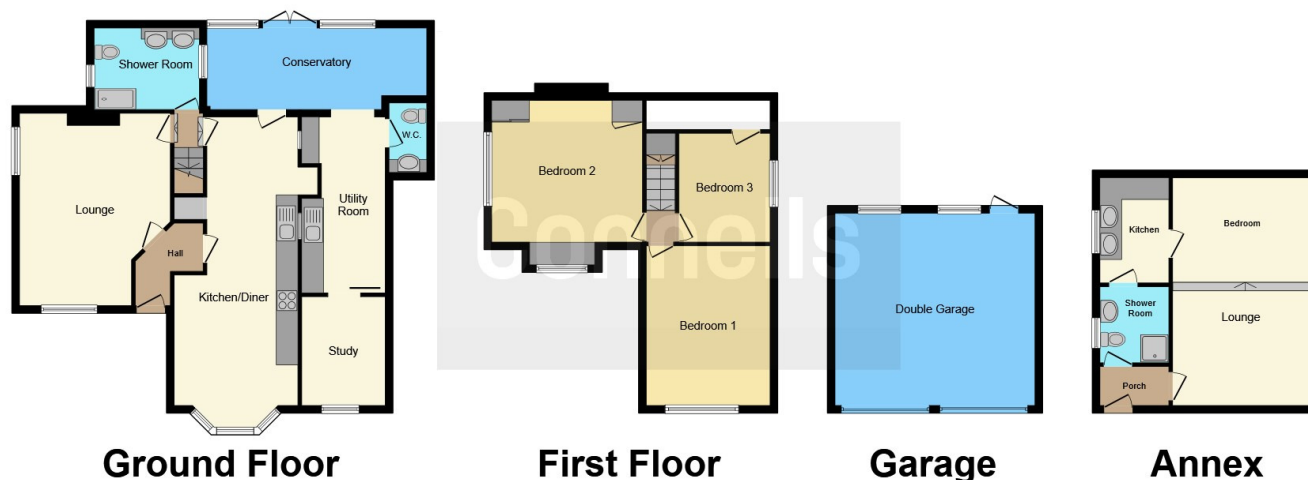
### Double Garage

29.2 square meters with two up and over doors.









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**EPC Rating: E**

Tenure: Freehold

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