



SPODE COTTAGE

EASTERGATE LANE | EASTERGATE | PO20 3SJ



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EASTERGATE LANE, EASTERGATE, PO20 3SJ

- Detached Family House
- With Annexe Potential
- 4 Double Bedrooms
- Family Bathroom & En Suite
- Stylish Fitted Kitchen
- Lounge/Dining Room
- Gardens with Entertaining Areas
- Gazebo with Swimming Pool
- Off Road Parking

A beautifully presented and lovingly renovated detached family house providing bright, spacious and versatile accommodation. Set at the end of Eastergate Lane within walking distance to local schools, shops and public transport.

The stunning lounge/dining room with wood panelled walls, open fireplace and bi-fold doors leading out onto the gardens. The stylish kitchen is fitted with a good range of wood fronted units with integrated dishwasher and further space for appliances including a range style gas cooker, fridge and freezer.

The ground floor bathroom is a modern suite comprising a claw foot bath with centre mixer taps and shower attachment, pedestal wash hand basin, towel rail, WC and part tiled walls.

On the first floor there are 4 double bedrooms, 3 of which are dual aspect. The main bedroom benefits from having built-in wardrobes and an en- suite shower room. Both bedrooms 2 and 3 have stairs leading to separate loft rooms which make perfect kids gaming rooms or study areas.

The gardens are a particular feature divided into sections offering various entertaining spaces. There are areas of lawn, artificial grass area, patio and gravelled areas suitable for alfresco dining, pond feature, and Gazebo with built-in swimming pool, WC and shower. There are outbuildings which consist of a fabulous bar/entertaining area, storage and gym, further Gazebo with pool table. Outside there is parking for 3 vehicles.



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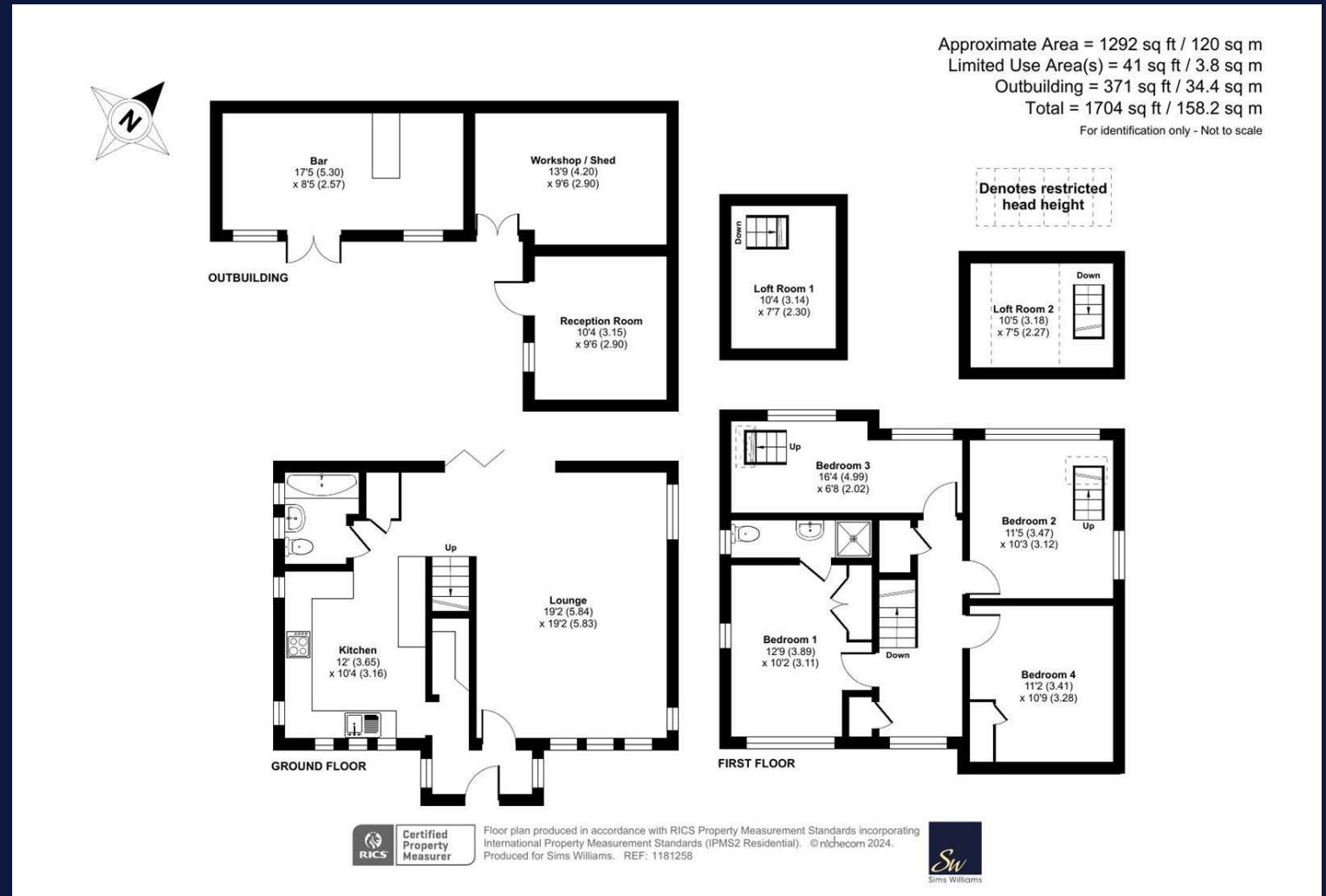
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EPC Band - Current - D Potential - A

Council Tax Band E

From the parade of shops in Walberton proceed west along The Street towards the duck pond and village green. Take the centre fork at the pond into Eastergate Lane. Continue for about 1 mile. Spode Cottage is the last house on the right hand side and the parking is immediately off the road for the property.



Viewing strictly by arrangement via the vendor's Sole Agent Sims Williams.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract.

As the seller's agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

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