



**Cobweb Cottage, London Street, WHITCHURCH. RG28 7LH**

**welcome to**  
**Cobweb Cottage London Street, WHITCHURCH**

Full of charm and character, this Grade II listed four-bedroom thatched cottage offers modern comforts, original features, and a tiered garden with a private terrace off the main bedroom. Includes a loft room, outbuildings, and a stylish kitchen and bathroom. A true village gem.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment

of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Lounge/Diner

15' 6" x 25' 6" ( 4.72m x 7.77m )

### Kitchen

13' 2" x 13' ( 4.01m x 3.96m )

### Bathroom

### Conservatory

9' 11" x 18' 2" ( 3.02m x 5.54m )

### Landing

### Bedroom One

16' x 13' 5" ( 4.88m x 4.09m )

### Ensuite Wc

### Bedroom Two

14' 7" x 13' 3" ( 4.45m x 4.04m )

### Bedroom Three

12' 11" x 9' 10" ( 3.94m x 3.00m )

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## **Cobweb Cottage London Street, WHITCHURCH**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- GRADE II LISTED THATCHED COTTAGE
- FOUR DOUBLE BEDROOMS

Tenure: Freehold EPC Rating: E  
Council Tax Band: E

guide price

**£375.000**



### **directions to this property:**

From Fox and Sons, Eastleigh. Get on M3 from A335

Head south on Market St towards Regal Walk, turn left onto Wells Place, at the roundabout, take the 1st exit onto Southampton Rd/A335 at the roundabout, take the 3rd exit onto Allbrook Way/A335, at Allbrook Interchange, take the 2nd exit onto A335, at the roundabout, take the 1st exit onto the M3 slip road to London/The Midlands/Winchester. Follow M3 and A34 to Winchester St. Take the exit towards Overton/B3400/Whitchurch/Tufton from A34. Merge onto M3

At junction 9, Use the left lane to exit towards The Midlands/Newbury/A34, at the roundabout, take the 2nd exit onto Winchester By-Pass/A34. keep left to continue on A34, take the exit towards Overton/B3400/Whitchurch/Tufton, continue on Winchester St. Drive to Lynch Hill in Whitchurch. Slight right onto the slip road to Winchester St, at the roundabout, take the 3rd exit onto Newbury St/B3400, turn right onto London St/B3400



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/ELH106822](https://fox-and-sons.co.uk/Property/ELH106822)



Property Ref:  
ELH106822 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

  
**fox & sons**



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