



Manor Cottage, Kilmeston, Hampshire





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A traditional detached house with part tile hung elevations, the property sits within the popular and very pretty village of Kilmeston about 9.7 miles east of the Cathedral city of Winchester and about 4.5 miles south of the Georgian market town of Alresford.

Approached from the lane to a gravel parking area, surrounded by wide, English cottage garden borders, a lavender lined path leads to the main entrance. There is a stone terrace which takes advantage of the southern and western aspects, overlooking the beautiful garden and surrounding countryside. Internally, there is an elegant double reception room with an open fire, wooden flooring and space for both seating and formal dining. The kitchen is fitted with Shaker-style units, four oven AGA and space for an American style fridge freezer. The breakfast room area is double aspect, has a feature cast iron fireplace and door to the outside. Upstairs, the double-aspect principal bedroom has far-reaching views over the countryside, fitted wardrobes and an en suite bathroom. There are two further double bedrooms with fitted wardrobes and a family bathroom.

Within the grounds is a separate annexe with a living room/kitchen and en suite shower room.



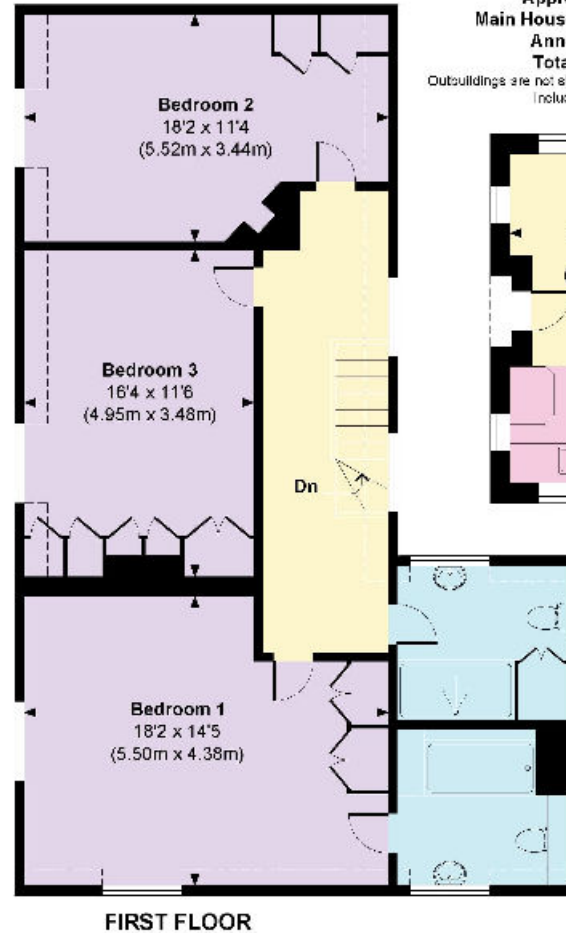
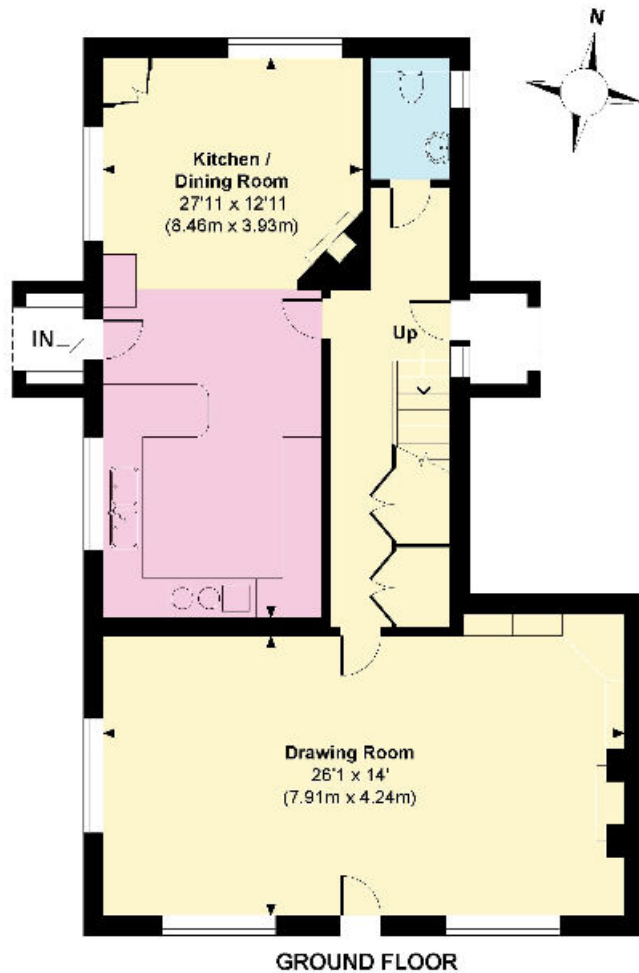




Location

The house is in the heart of this sought-after Hampshire village surrounded by the beautiful open countryside of the South Downs National Park. Cheriton is about 2 miles away and has a shop and pub, whilst nearby Alresford provides further facilities. The surrounding area has a range of well-known and highly regarded schools including Perins Community School in Alresford, St Swithun's School for Girls, Peter Symonds Sixth Form College, Twyford, The Pilgrims' School, as well as Cheriton Village School. There are frequent direct train services to London Waterloo from Winchester (from 57 minutes). (Distances and times approximate).





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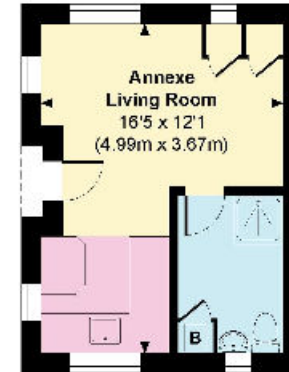
Approximate Gross Internal Area

Main House = 1793 Sq Ft / 166.53 Sq M

Annexe = 191 Sq Ft / 17.76 Sq M

Total = 1984 Sq Ft / 184.29 Sq M

Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



ANNEXE

Knight Frank
Winchester
14-15 Jewry Street
Winchester
SO23 8RZ
knightfrank.co.uk

----- Indicates restricted room height less than 1.5m.
We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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