



Old Lodge Cottage

High Street, Titchfield, PO14 4AE

Asking Price £400,000



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W&W are delighted to offer this stunning and truly unique Grade II listed cottage situated in the heart of a picturesque village with origins dating back to 1402 enjoying ample character and period features. The property boasts three bedrooms, two reception rooms, kitchen, cloakroom, shower room/utility area, family bathroom & hobby room. The property also enjoys an idyllic private west facing courtyard garden.

The high street is situated in the sought after 'Titchfield' village. Titchfield is a thriving community and offers an excellent range of amenities with shops, hairdressers, beauticians and boutique coffee shops. The canal walk leading into Titchfield Haven Nature Reserve and Hill Head beach beyond are just moments away. Titchfield is also well placed for commuting with mainline links to London from Winchester and Southampton Parkway and easy access to the A/M27.





Truly Unique Grade II Listed Cottage Situated In The Heart Of The 'Titchfield' Picturesque Village With Origins Dating Back To 1402

The Property Enjoys An Abundance Of Character

Plenty Of Period Features Such As Stable Doors, Open Fireplaces, Oakwood Beams, Original Stripped Pine Ledge & Brace Doors

The Snug Is The First Room You Enter After Opening The Front Door Which Features A Brick Inglenook Fireplace & Built In Storage Cupboard

Triple Aspect Living Room Boasting A Large Brick Inglenook Fireplace With Oak Mantle & Woodburning Stove As Well As A Built in Storage Cupboard

'Cottage Style' Kitchen Boasting Granite worktops, Butler's Sink & Gas Fired Aga

Large Pantry Cupboard Enjoying Fitted Shelving & Space For Fridge/Freezer

Shower Room With Utility Area

Worcester Boiler & Central Heating Installed In 2018

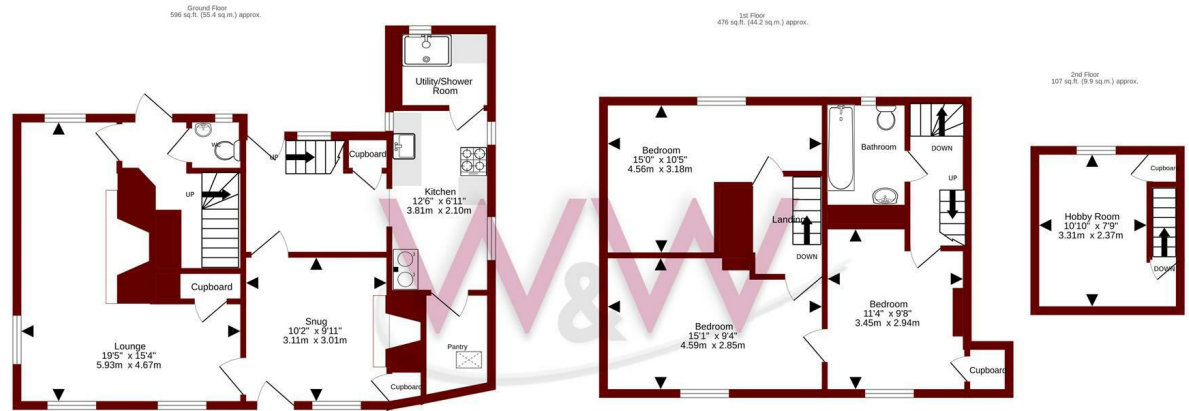
Main Bedroom To The First Floor Boasting Wrought Iron Fireplace

Two Additional Double Bedrooms To The First Floor With One Benefitting From Wrought Iron Fireplace & Built In Storage Cupboard

Bathroom Comprising Three Piece Suite

Top Floor Hobby Room

Idyllic Private Courtyard To The Rear With Raised Flowerbeds, Mature Shrubs & Gated Side Access



TOTAL FLOOR AREA : 1179 sq.ft. (109.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | |
|---|------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| Current | Potential |
| 53 | 76 |
| EU Directive 2002/91/EC | |

Council Tax Band - D

Tenure - Freehold

Current EPC Rating - E

Potential EPC Rating - C

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