



Graemar Cottages, Salisbury Road, Sherfield English, SO51 6FP



Hamilton Parkers are delighted to offer this 1930's four-bedroom property for sale. The property is exceptionally light and airy throughout and benefits from high ceilings and spacious rooms. The accommodation offers approximately 1,374 square feet and there is scope for further extension, if desired, and subject to the relevant planning consents. There was once planning for an extension to the kitchen which is now expired, but there is potential to reinstate this application. The property enjoys a picturesque setting overlooking the local recreation ground and is situated in the popular location of Sherfield English.

Preliminary details: The ground floor accommodation is accessed off a large entrance hallway and comprises of a spacious sitting room, which centres upon an exposed brick fireplace and double doors leading to the rear garden. There is a separate dining room, which is also spacious and centres onto a feature fireplace. The dining room leads through to a large fitted kitchen/breakfast room. Then kitchen/breakfast room benefits from extensive cupboards and there is space and plumbing for a washing machine/dryer and space for a Range Master and American style fridge/freezer. In addition to the ground floor is a study area and cloakroom. The first-floor accommodation comprises of a master bedroom with ensuite bathroom, which has been fitted with white gloss sanitary ware. There are three further bedrooms and a family bathroom which has also been fitted with white gloss sanitary ware. The loft has been fully boarded and there are Velux windows installed.

Outside: The property enjoys substantial gardens which are well stocked with perennials and a host of specimen trees and shrubs with an enclosed productive vegetable garden. There is ample parking to the rear for three vehicles and a single garage.

Situation: Graemar Cottages is situated in the highly regarded village of Sherfield English. It is well provided for with local amenities including a post office, store, public house, excellent sports grounds and village hall with a strong village community. Horse riding, fishing and clay pigeon shooting are some of the immediate recreational facilities. More extensive amenities are available in the nearby market town of Romsey just a few miles away. There is excellent schooling for children of all ages both in the state and private sector. The commercial cathedral cities of Winchester and Salisbury are within easy commute, along with the commercial centres of Southampton and Bournemouth both with international airports. In addition, there are good motorway and rail links to London and beyond.

Summary of accommodation

Ground floor

Entrance hallway * Sitting room * Study area * Cloakroom * Dining room * Kitchen Breakfast room

First floor

Master bedroom with ensuite * Three further bedrooms * Family bathroom

Summary of features

1930's four-bedroom property * Exceptionally light and airy throughout * High ceilings and spacious rooms * Open fireplaces * Approximately 1,374 square feet of accommodation * Scope for further extension * Picturesque setting overlooking the local recreation ground * Substantial rear garden * Parking to the rear for three vehicles and a single garage * Situated in the popular location of Sherfield English.

General Information:

Tenure: Freehold.

Services: Mains water and drainage, electric, LPG gas.

Local Authority: Test Valley Council.

Tax Band: C

Distances:

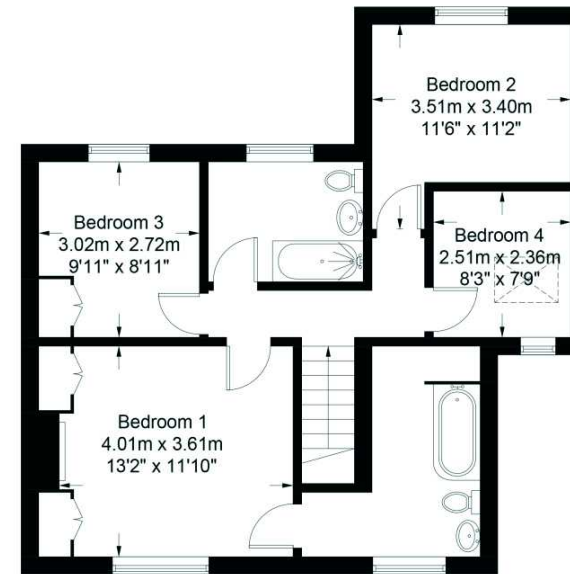
Whiteparish - 2.8 miles; Romsey - 5.3 miles; Salisbury - 11.5 miles; Southampton Airport Parkway - 14.7 miles; Southampton Centre - 13.5 miles; Winchester - 21.2 miles.



APPROXIMATE GROSS INTERNAL AREA = 127.7 SQ M / 1374 SQ FT



GROUND FLOOR



FIRST FLOOR

THESE PLANS ARE FOR REPRESENTATION PURPOSES ONLY AS DEFINED BY RICS - CODE OF MEASURING PRACTICE. NOT TO SCALE.
CREATED BY EMZO MARKETING (ID594537)
PRODUCED FOR HAMILTON PARKERS

Hamilton Parkers wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. Room sizes are approximate and rounded, therefore they should not be relied upon for car-pets and furnishings. We have not carried out a detailed survey nor tested the services or appliances. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



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