



Ramblers, 2 Park Lane, Abbots Worthy, SO21 1DT
Guide Price £895,000 Freehold



Ramblers, Park Lane, Abbots Worthy

4 Bedrooms, 3 Bathrooms (inc Annexe)

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- Beautifully presented Grade II Listed cottage in Abbots Worthy
- Bespoke fitted kitchen/dining room with Italian stone flooring
- Sitting room with woodburning stove
- Principal bedroom suite with dressing area and contemporary ensuite shower room
- Two further double bedrooms and family bathroom
- Self contained one bedroomed annexe
- Gardens to front, and rear, and elevated hot tub terrace
- Garage and ample parking
- Sought after hamlet, close to Winchester and Alresford
- In catchment for Kings Worthy Primary School and close to Princes Mead Independent School.



RAMBLERS **ABBOTS WORTHY**

A charming Grade II Listed cottage believed to date from the early 1600s and we understand was one of the first properties to exist within Abbots Worthy, the others understood to be the cottage next door, and houses on Mill Lane.

The hamlet of Abbots Worthy is in the Itchen Valley, close to the River Itchen where there are wonderful country walks. Nearby is the Cart and Horse public house which has a new owner, and about to reopen about a period of refurbishment, as are West Lea and Cobbs Farm Shops.

Whilst the cottage is full of character features including original beams in many of the rooms, It has also been lovingly updated by the current owners, having also previously undergone some major refurbishment in recent years, including a new thatch roof completed in early 2020. Council tax band G. (EPC exempt)

Apart from the formal entrance, the informal and more generally used entrance is to the side of the cottage where there is a boot room with a glass roof, which leads to the annexe and into the kitchen. The kitchen was added in more recent years, and subsequently updated by our current owners. It is a bright and welcoming triple aspect room, fitted with bespoke designed Shaker style units with soft curved edges, and sitting under quartz marble effect work surface. There is Rangemaster double oven induction range cooker, with Rangemaster extractor fan over. One of the stand out features of the kitchen is the incredible pale stone flooring tiles which were carved out of natural stone from the mountains of Italy. The original kitchen is now a scullery, which is also beautifully fitted with Shaker style units under granite work surfaces, and has windows to the courtyard rear garden.

This leads to the cloakroom which has a useful cloaks cupboard, and stairs to the first floor.





The formal entrance comprises a gate and path from Park Lane, leading to pair of wooden double doors, which open into an inner porch with pitched roof and chequerboard tiled flooring, and through to the original door which leads into the living room.

This is a large and welcoming double aspect room, with feature chimney breast at one end, currently used as a log store and with alcove cupboard to the side. There is a fabulously oversized chimney breast at the other side of the room, inset with a large woodburning stove, and a further alcove recess to the side with glazed double doors and inset lighting. We are advised the woodburner is HETAS approved for properties with a thatched roof. From here, there are doors into the inner hallway and also into the kitchen/dining room,





Upstairs, the principal bedroom suite comprises a spacious walk in dressing area with a long wall of hanging, cleverly fitted into deep eaves, which would also be an ideal nursery area if needed. This is a large double bedroom with windows to the front and side gardens, and a contemporary ensuite shower room.





Bedroom Two is a wonderful double bedroom, with Swedish oak parquet flooring, and an interesting and fun feature of an oak ladder leading to a mezzanine area, with deceptively good ceiling height.

Bedroom three is a further double bedroom, with a pair of cottage windows overlooking the front garden.



There is a good-sized family bathroom with eaves storage, sunken bath, wc and basin inset into vanity unit.





ANNEXE

The boot room access also leads to an annexe which was added around 20 years ago.

This comprises a kitchen area with plumbing for the washing machine, spacious living room, currently used as a playroom for the main house, and double doors to the front terrace.

Upstairs there is a double bedroom and ensuite shower room, and a door to a fabulous terrace which has been built above the garage.





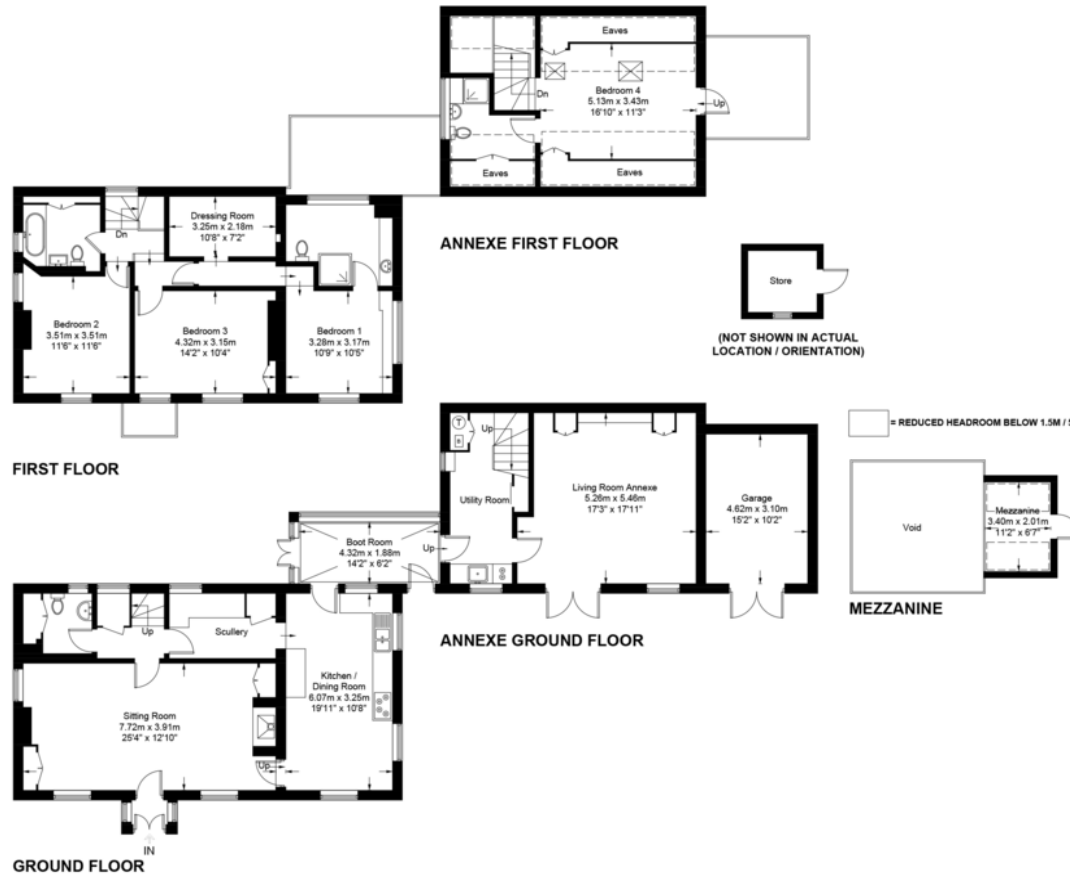
The front of the property features lawns, generous brick paving area, and doors to the annexe and garage.

Above the garage area is an almost secret garden comprising an enormous hot tub surrounded by a seating area, and edged in fencing.

There is a private rear courtyard garden with brick shed, and edged with an attractive stone and flint wall, and steps to a further raised sitting area.



Approximate Gross Internal Area = 231 sq m / 2486 sq ft
 Garage / Store = 18.5 sq m / 199 sq ft
 Total = 249.5 sq m / 2685 sq ft
 (Including Eaves / Excluding Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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