



Fishing Cottage, 7 Mill Lane, Abbots Worthy, SO21 1DS
Price Guide: £675,000 Freehold



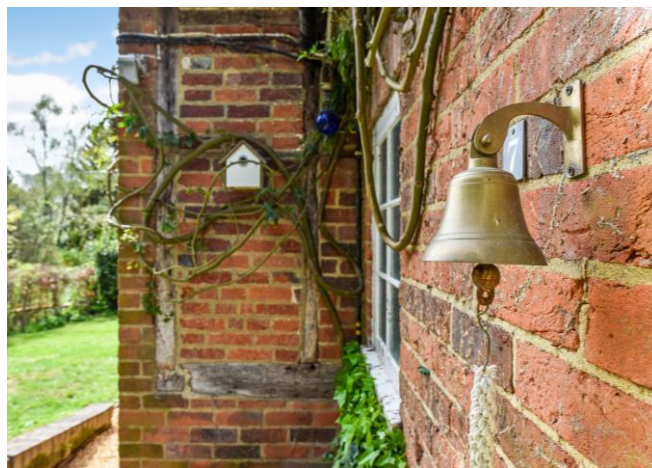
FISHING COTTAGE

Mill Lane, Abbots Worthy

3 Bedrooms, 1 Bathroom

Price Guide: £675,000

- Charming c17th Grade II Listed Cottage set on an attractive lane
- Full re-thatch in December 2023
- Spacious well-fitted Kitchen/Breakfast Room
- Attractive Sitting Room with Open Fire
- Three Double Bedrooms
- Modern Family Bathroom
- Pretty Cottage Gardens
- Much Sought After Village Location
- Double Garage with Power and Light
- Strolling Distance to Country Walks Along the Itchen Navigation
- In Catchment for Kings Worthy Primary School and close to Princes Mead and St Swithuns Preparatory Schools





FISHING COTTAGE, 7 MILL LANE, ABBOTS WORTHY, HAMPSHIRE, SO21 1DS

A charming C17th Grade II Listed semi-detached cottage, latterly extended, enviably located on this charming lane, and set within the Abbots Worthy Conservation area.

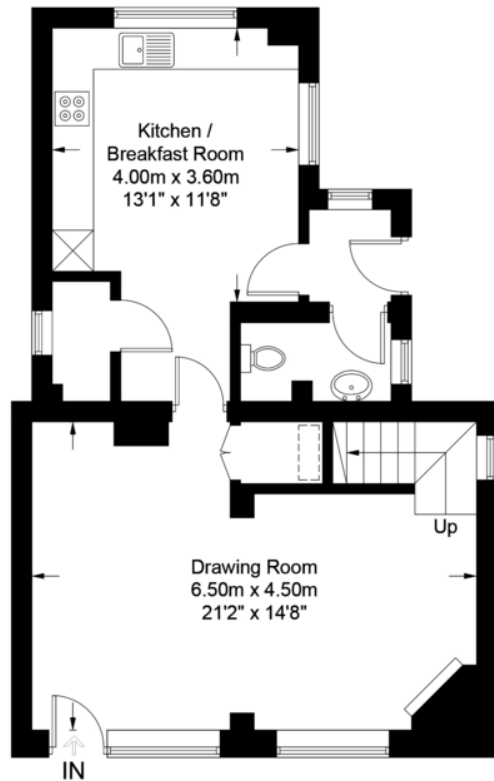
Stone steps lead up to the front garden and into the charming cottage gardens, where the property is covered in climbing roses and passion flowers. The front door leads into a porch, where there is a useful cloakroom. The kitchen/breakfast room is wonderfully bright, full of fitted cupboards and has the added joy of a pantry. The sitting room is an attractive room, with an open fire and original beams, albeit still offering excellent head height. Upstairs there are three generously sized double bedrooms, and a modern refitted family bathroom.

Outside the gardens are a special joy, wrapping round the three sides of the cottage, and siding onto gardens and fields. There is a large double garage accessed via a remote controlled roller shutter doors. At the end of the lane is a charming walk along the River Itchen.

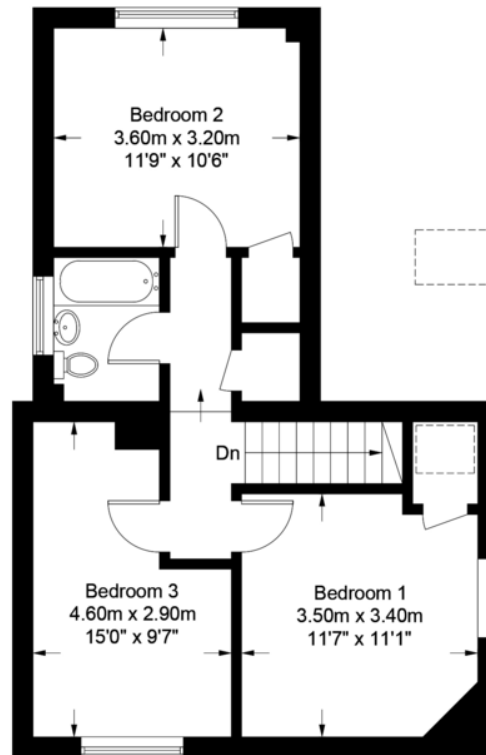




Approximate Gross Internal Area = 105.1 sq m / 1131 sq ft
 Garage = 28.3 sq m / 305 sq ft
 Total = 133.4 sq m / 1436 sq ft

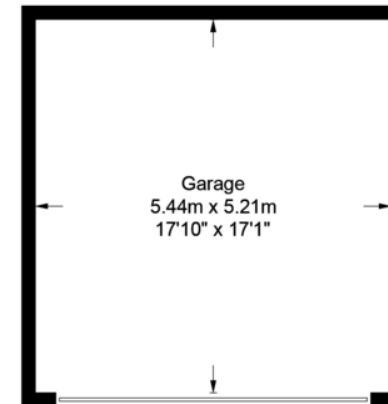


Ground Floor



First Floor

= Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)

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