



**The Old Post Office, 63-67 Church Street, Micheldever, SO21 3DB**  
Guide Price £975,000 Freehold

*Nancy*  
Kerr-Smiley  
in association with  
**MARTIN&CO**

**MARTIN&CO**

## The Old Post Office

63-67 Church Street, Micheldever

4 Bedrooms, 3 Bathrooms

Guide Price £975,000

- Grade II Listed timber framed thatched home in popular village
- Four double bedrooms and three modern bathrooms
- Open plan kitchen/dining room with Aga
- Drawing room with ingle nook fireplace and exposed carved beams
- Sitting room with wood burning stove
- Entrance hall, family room, study and further reception rooms
- Contemporary garden home office
- Spacious mature gardens with outbuildings and vegetable patches
- Garage and unrestricted on-road parking
- Short distance to Micheldever Station for mainline services to London Waterloo
- Council Tax Band F, EPC Band E



## THE OLD POST OFFICE, MICHELDEVER

A wonderfully modernised, characterful Grade II Listed village house in the charming, highly sought-after village of Micheldever.

Micheldever village believed to be of early mediaeval origins with a range of quaint and attractive streets lined with traditional village houses, both large and small. An interesting historical note is that the first private car journey in the UK, in 1895, is believed to have originated in this area. The village is an active and social community and enjoys a Village Shop, Public House, Village Hall, Church and other facilities. The Old Post Office is located within the Micheldever Conservation Area.

The Old Post Office is a substantial family home with history dating from the late Tudor times in 16<sup>th</sup> century across into the late 1700s. It was created from three village houses, and packed with original features, such as carved beams and Inglenook fireplaces, yet remains a practical home for comfortable modern family living, with flexible accommodation spaces both upstairs and downstairs.

Parts of the property are believed to be among the oldest in the village and given the height of the ceilings at the front of the house, may have been an old Hall and is likely constructed over an even older structure. Various Saxon finds and structures have been found by archaeologists in the immediate area.

The main entrance is found to the side of the main house, via a short path, and opens onto the principal reception hall with fireplace containing a wood-burning stove and original clay paved flooring. Most of the main reception rooms can be reached from here. To the right is a snug family room which in turn opens on the kitchen.

The spacious kitchen/breakfast room is clearly the hub of the home and is flooded with light courtesy of large walls of windows overlooking the garden. It benefits from a wealth of cream coloured shaker style cabinetry, with space and plumbing for a dishwasher, and features an oil-fired Aga with two ovens and two hot plates. From here, the gardens may be accessed via French windows or separate doorway under a pretty porch. A separate utility room provides useful space for both laundry and further storage.





**RECEPTION ROOMS:** Further reception rooms include the formal drawing room with exposed beams and a wonderful inglenook fireplace featuring an original bread oven; a sitting room with woodburning stove, and a small study and music room. In addition, the current owners have added a useful contemporary garden office, with power, light and electric heating.





**BEDROOMS:** Upstairs there are four double bedrooms, two of which benefit from ensuite shower room. There is an additional contemporary family bathroom downstairs with a freestanding roll top bath and separate walk in shower. Unusually for many thatched cottages the Old Post Office has good head heights upstairs, and each room can be accessed without the need to pass through an adjoining bedroom.





## THE PROPERTY - USEFUL INFORMATION:

**CONSTRUCTION:** We believe the property to be of traditional construction methods from 16th century, 17th Century and 20th Century, with a mixture of thatch, clay tile and contemporary flat roofing. Walls are timber-frame with colour washed brick and some plaster infill.

**SERVICES:** Oil-fired central heating; private drainage; mains water and electricity

**LOCAL AUTHORITY** - Winchester City Council, Council Tax Band F

**EPC INFORMATION:** please note the Old Post Office is a Grade II Listed building and as such a number of the 'improvements' recommended in the standard EPC, for which this property is graded as Band E, are either not suitable, nor feasible due to its age and Listed status.

**SCHOOLING:** Local catchment schools are Micheldever C of E Primary School, Henry Beaufort School, and the highly regarded Peter Symonds Sixth Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

**PARKING:** A single garage, separate from the property is accessible via a footpath from the rear garden, and provides a covered parking space if required. Additionally, there is unrestricted on street parking is available on Church Street to the front of the property.

**COMMUTING:** Part of the popularity of Micheldever village is its proximity to Micheldever Station, which provides a regular train service to London Waterloo. Further rail links are available at Winchester City station, Basingstoke and Alton. Road connections are excellent with easy access to the M3, M27, A34, A33 and A303.



## COMMUTING

**MICHELDEVER STATION:** Part of the popularity of Micheldever village is its proximity to Micheldever Station, which provides a regular train service to London Waterloo.

The station was originally named Andover Road until Andover got its own station, whereupon it changed to Micheldever Station, which then became a small village now encompassing the houses around it and The Dove Inn public house. A fun fact is that on 6th July 1895, the first motor car journey in England was undertaken from Micheldever Station!

Further rail links are available at Winchester City station, Basingstoke and Alton. Road connections are excellent with easy access to the M3, M27, A34, A33 and A303.



## THE VILLAGE

**LOCATION:** The Old Post Office can be found on Church Street in Micheldever village, next to the village school, just a short stroll from the village store, Micheldever CofE Primary School, St Mary's Church (which boasts origins dating from both the c13th and c16th!), with a further walk to the Half Moon and Spread Eagle, the local pub.

Micheldever village is believed to be of early mediaeval origins with a range of quaint and attractive streets lined with traditional village houses, both large and small. The village is an active and social community and enjoys a Village Shop, Public House, Village Hall, St Mary's Church Primary School, and other facilities.

## SCHOOLING:

Local catchment schools are Micheldever C of E Primary School, Henry Beaufort School, and the highly regarded Peter Symonds Sixth Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

## USEFUL WEBSITES:

<https://stmarysmicheldever.co.uk/> St Mary's Church (village church)  
<https://www.micheldever.hants.sch.uk/> Micheldever Primary School  
<https://nichelocal.co.uk/services/Micheldever-/Convenience-Store/Micheldever-Village-Store.html> (Micheldever Village Shop)  
<https://www.halfmoonandspreadeagle.co.uk/> (local pub!)  
<https://www.micheldevervillages.org/villagefacilities> Micheldever Village website  
<https://grattonsurgery.nhs.uk/> (local GP practice)  
<https://www.nationalrail.co.uk/stations/micheldever/> (Railway Station)  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage> (Ofcom Broadband checker)





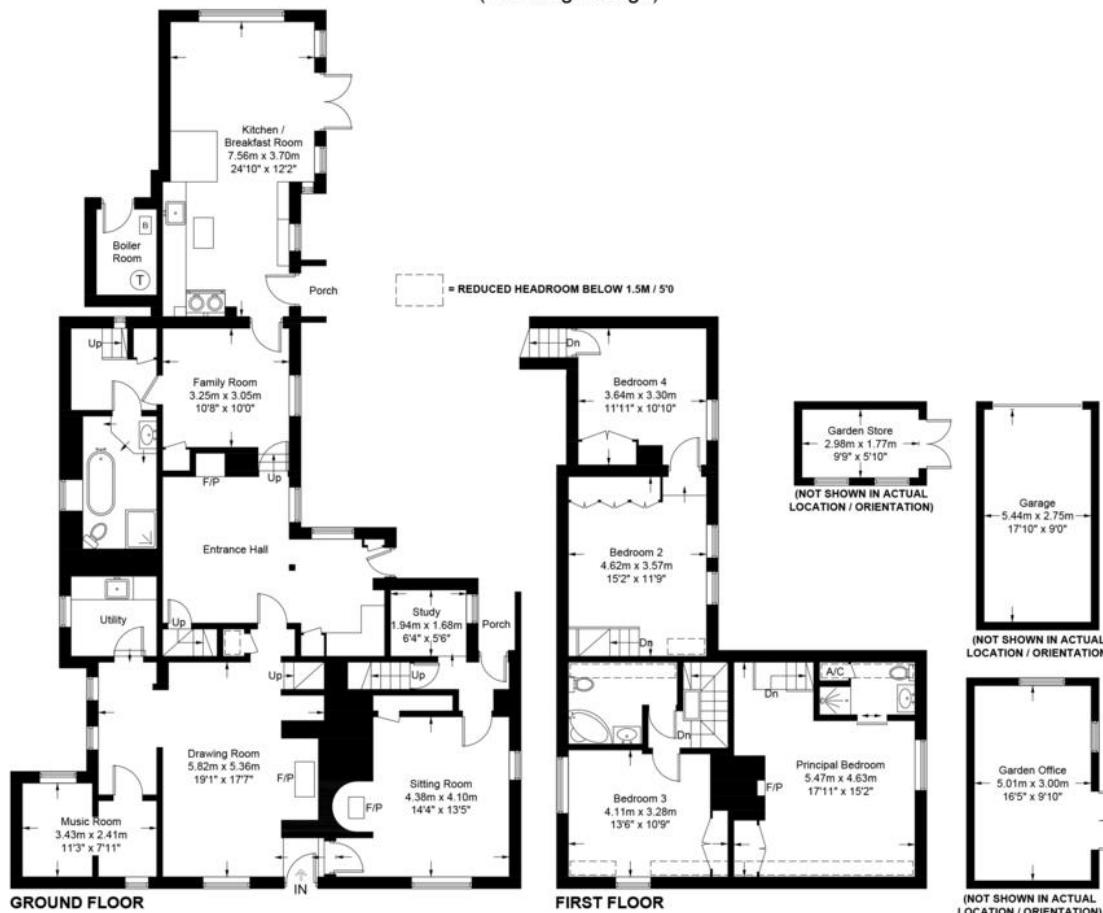
#### GARDENS:

Set in almost a 0.25 acre plot, the Old Post Office has a traditional village cottage garden with a sizeable lawn, perfect for play and entertainment, mature fruit and specimen trees and flower beds, many of which host delightful displays of roses and other flowering shrubs and plants in season.

There is a contemporary garden office, a sunny terrace as well as raised vegetable beds, useful for those keen to grow their own. While set in the middle of a popular and busy village the gardens at the Old Post Office remain a secluded and charming retreat.



Approximate Gross Internal Area = 232.1 sq m / 2498 sq ft  
 Outbuildings = 35.2 sq m / 379 sq ft  
 Total = 267.3 sq m / 2877 sq ft  
 (Including Garage)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
 Created by Emzo Marketing (ID1147205)

## MAC NKS

4 Romsey Road • • Winchester • SO23 8TP  
 T: 01962 843346 • E: [winchester@martinco.com](mailto:winchester@martinco.com)

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

# 01962 843346

<http://www.martinco.com>

**MARTIN & CO**

