



**Mary Cottage, 35 Northbrook, Micheldever, SO21 3AJ**  
Offers Over £550,000 Freehold





## Mary Cottage, 35 Northbrook, Micheldever

2 Bedrooms, 1 Bathroom

**Offers Over £550,000**

- Attractive character thatched terraced home in popular village
- Sitting room with inglenook fireplace with wood burning stove
- Oak-framed garden/family room
- Open plan kitchen/dining room
- Two double bedrooms and loft room
- Contemporary family bathroom
- Renovated garden home office/studio with woodburning stove
- Long mature garden, vegetable patches, and laundry room/garden store
- Off-road parking for 2-3 cars
- Short distance to Micheldever Station, mainline station London/Waterloo
- Oil-fired central heating, Septic tank drainage
- Council Tax Band E; EPC Band D





## MARY COTTAGE, NORTHBROOK MICHELDEVER, SO21 3AJ

Mary Cottage is a beautiful character cottage set within the attractive hamlet of Northbrook, which sits within the village of Micheldever. Whilst the exact age isn't quite known, it is believed to date from the mid 19th century, and unlike many properties in the vicinity, it is usefully not Listed.

The Northbrook area of Micheldever village is on Church St, which leads into the village centre, just a short distance 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.

The front porch is located to the side of the property and provides valuable space for boots and shoes and coats, before opening into the sitting room. This is a cosy room with good head height and exposed beams, reclaimed antique floorboards and a deep inglenook fireplace with a wood burning stove.

The sitting room leads into the open-plan kitchen breakfast room which features a range of above and below counter cabinetry. Modern polished concrete floors contrast effectively with the wood flooring and old beams to create an attractive and functional space.

From the kitchen is the modern oak-framed family room, with tiled floors and in-built wooden shelving and storage. This room offers flexibility to be used as a formal dining room, snug, or garden room with double doors opening onto the terrace.











**AND SO TO BED:** Upstairs there are two double bedrooms, each with fitted cupboards, and a charming contemporary family bathroom, featuring a free-standing bath and separate walk in shower cubicle. From the landing a space-saver staircase leads up to the useable loft space with pretty triangular window to the garden and low ceiling heights. *\*Please note: Whilst our clients currently use the attic as a further bedroom, it should be noted that there are no formal building regulations for this.\**







**GARDEN STUDIO (AND LAUNDRY ROOM)** The rear of the garden backs onto open fields, where there is a recently renovated studio/home office building with a charming vintage woodburning stove. (Garden Room EPC: TBA)

This studio would be ideal for home crafts or those working from home, and benefits from power and light, a shower room and kitchen area. Adjoining the studio is a garden store currently also used as a laundry room, with space and plumbing for a washing machine and tumble dryer.







## MARY COTTAGE, NORTHBROOK, MICHELDEVER, SO21 3AJ

**GARDENS AND PARKING:** A gravelled parking area to the front and side of the cottage gives gated access to a paved terrace, ideal for summer entertainment and relaxing. From here, steps lead up to a long garden, mainly laid to lawn with mature trees and flowering shrubs.

**THE PROPERTY:** Construction: Whilst we are not surveyors and a formal survey if carried out can confirm, we understand the property to be of traditional construction methods from the 19th Century with extensions added in 1997 and 2001. There is a mixture of thatch and slate roofing, walls are believed to be of brick and timber-frame construction, and the windows are believed to have wooden frames.

**SERVICES:** The property has oil-fired central heating; private septic tank waste system; mains water and electricity. Local Authority is Winchester City Council. Council Tax Band E; EPC Band D.

**BROADBAND AVAILABILITY:** Standard 18 Mbps and Superfast 80 Mbps (data from OFCOM Broadband checker)

**LOCATION:** 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. 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, St Mary's Church Primary School, and other facilities. 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.

**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 Prince's Mead.

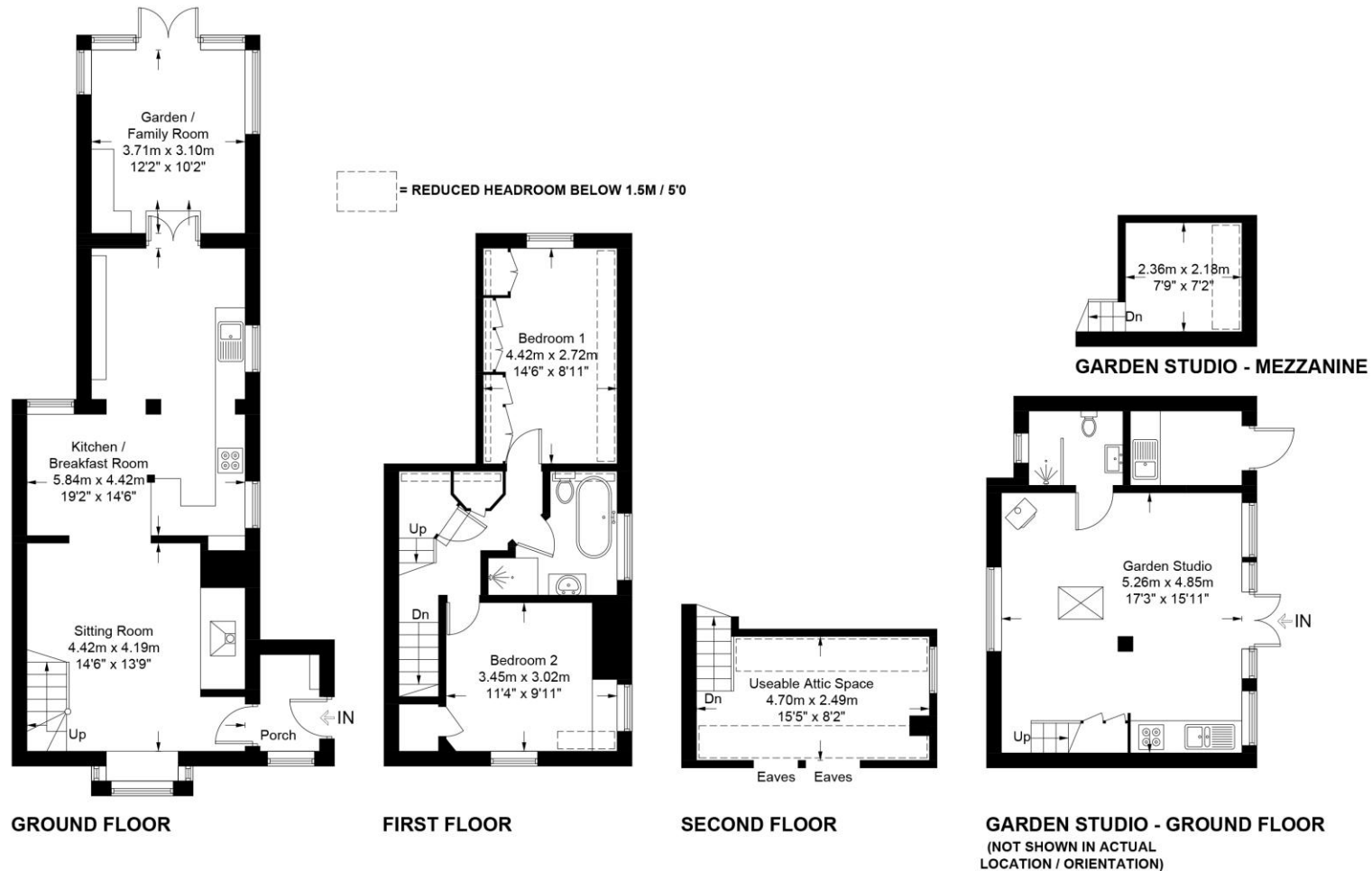
# 35, Northbrook, SO21 3AJ

Approximate Gross Internal Area = 105.9 sq m / 1140 sq ft

Garden Studio = 38.4 sq m / 413 sq ft

(Including Mezzanine)

Total = 144.3 sq m / 1553 sq ft



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

Created by Emzo Marketing (ID1162867)

## MAC NKS

4 Romsey Road • Winchester • SO23 8TP

T: 01962 843346 • E: winchester@martinco.com

## 01962 843346

<http://www.martinco.com>

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