



Steps Cottage, Avington Park Lane, Easton, SO21 1EG
Offers Over £1,250,000 Freehold



Steps Cottage, Easton, Winchester, SO21 1EG

4 Bedrooms, 2 Bathrooms

Offers Over £1,250,000

- Exquisite Grade II Listed cottage in the heart of Easton in the Itchen Valley
- Spacious and welcoming entrance hall with stable door to garden
- Beautifully fitted kitchen/dining room with side door to driveway parking
- Drawing room with large open fire and study/library area
- Living room/Snug with feature fireplace
- Principal bedroom with fitted wardrobes and ensuite bathroom
- Three further double bedrooms, each with fitted cupboards
- Large family bathroom with linen cupboard
- Beautiful gardens with terraces and lawns, driveway parking and a garage
- Walking distance to local pubs and cricket ground



STEPS COTTAGE, EASTON, SO21 1EG

Steps Cottage is a beautiful Grade II Listed semi-detached cottage with origins in the 1600's, set in the centre of the village of Easton.

It is a traditional English village home and, even in a place renowned for its beauty such as Easton, is quite remarkably attractive. With climbing hydrangea and rose covered front elevations and brick and flint garden walls all mellowed by the passage of time, it fits perfectly into its rural setting.

From the delightful front garden, having climbed a short flight of steps for which the cottage is surely named, the front door opens into a wide **Reception Hall**, with wood flooring and granting views through the house to the garden beyond courtesy of a charming stable door. The heart of this home is to be found in the **Kitchen/Dining Room**.

This modern space, with underfloor heating, has been created from two original rooms and is bright and welcoming with a wealth of marble topped workspace, a central island with breakfast bar, storage and pantry cupboards, and integrated units such as a dishwasher and eye-level ovens and induction hob.

The dining area has room for a full-length table, the current owners have fitted bench seating, with storage, on two sides.





Drawing Room runs the full depth of the house and, being part of the oldest section of the property, this room has plenty of original features, including wooden floors, painted exposed beams and a large inglenook fireplace with an open fire. This long room was formerly two rooms, with the second section currently ideal as a study or library areas and can easily be separated again as the original doorway is still present from the hall, albeit concealed within the room itself.

Immediately to the right of the hallway, an arched doorway leads into the **Family/Snug**. This is a light bright room enjoying double aspect windows, views to the lane in front, a feature fireplace, and a further door gives access to the kitchen.





AND SO, TO BED: Upstairs the **PRINCIPAL BEDROOM** features a pair of built in wardrobe cupboards, windows overlooking the rear gardens taking full advantage of the far-reaching views beyond. The modern en-suite bathroom has a separate bath and walk-in shower, wc, and a basin with recessed faucets set within an attractive panelled wall, upon an attractive shaker style cabinet.





BEDROOM TWO is a charming double bedroom with attractive feature fireplace and built in shelving to the side. There is a recess which could be ideal as a dressing area with fitted wardrobe cupboards.



BEDROOMS THREE, FOUR AND FAMILY BATHROOM: There are two further good-sized double bedrooms, one currently configured as a home office, each of which benefit from built in wardrobe cupboards. The family bathroom is delightful and has a large window with plantation blinds and attractive cupboards housing a large linen cupboard and hot water tank. A walk-in cupboard on the landing has been cleverly configured as a utility space for both a washing machine and a dryer.





STEPS COTTAGE, USEFUL INFORMATION

The cottage dates from the 17th century, with significant alterations in the 18th and 19th centuries. Construction is, in the older parts, of timber-frame encased in brick, under a part thatched, part tile roof.

A charming late 19th century brick and tile extension has been added to the right and the rear of the property is rendered, with a small section of weatherboarding.

Listing: The property is Grade II Listed (Historic England entry no. 1302994)

Services: All mains services are connected.

EPC Band tba, **Council Tax** band G

Flood Risk: (Source: Govt Enviro agency) Surface Water & rivers and seas: Risk 'very low'

Broadband (Source: Ofcom) Superfast broadband available: 48mbps download; 8mbps upload.



SCHOOLING:

Steps Cottage is close to good schools both in the state and independent sector.

The catchment schools are Itchen Abbas Primary School, Henry Beaufort Senior School and Peter Symonds 6th Form College.

Local independent schools include St Swithuns School, Twyford School, Princes Mead, The Pilgrims School and Winchester College, each of which is within just a few minutes drive.



EASTON, THE VILLAGE:

Easton is a much loved and sought after village in the Itchen Valley, only a few minutes drive to both Winchester City centre and the Georgian market town of Alresford.

It has a strong local community and boasts two pubs, The Cricketers and the Chestnut Horse, the latter of which has recently been refurbished under new ownership, with a restaurant, cafe and a deli.

There is a beautiful village church, St Mary's, which dates to early Norman times, a village hall where many local events and amateur dramatics take place, a small garage, and a local village cricket team.





THE GARDENS: The front garden sits above a very attractive retaining brick and flint wall, pierced by steps rising to a short path leading to the front door. The path is bordered by lawned areas on either side with mature flowerbeds and flowering shrubs, many of which tumble over the garden wall forming a charming display.

The rear garden is sunny and southerly facing, with glorious views extending over the village and fields to the far distance. An attractive sun terrace, with stone flags, leads up to the lawn, which runs to a low brick wall dividing the main garden from the paddock. The garden features shady spots from mature trees and traditional English cottage garden style beds making it an ideal spot for playing, relaxing and entertaining.

PARKING: A single garage and driveway forms off road parking for approximately three cars. Further unrestricted parking is available on street.



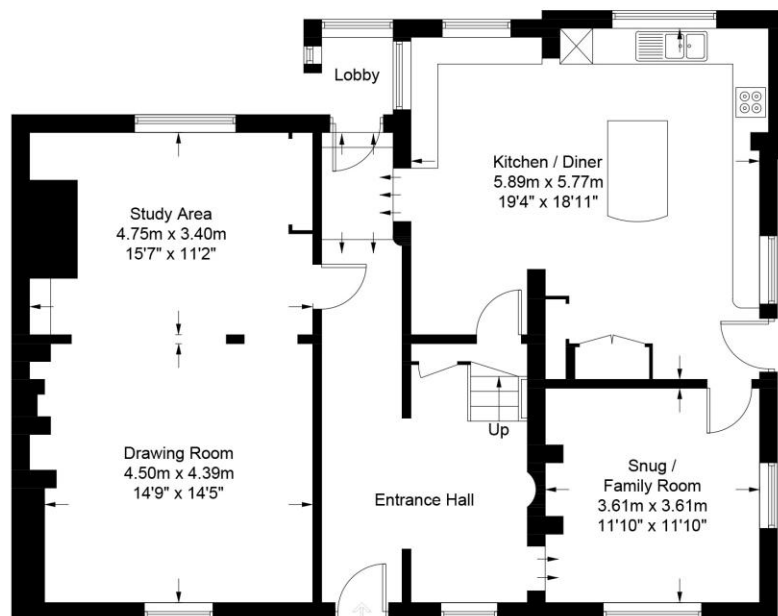
Approximate Gross Internal Area = 204.7 sq m / 2203 sq ft

Garage / Shed = 16.2 sq m / 174 sq ft

Total = 220.9 sq m / 2377 sq ft



 = Reduced headroom below 1.5m / 5'0"



Ground Floor



First Floor

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

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