



# Heybridge Cottage Highbridge Road, Highbridge, SO50 6HN

£750,000

A delightful part thatched, part tiled cottage, presented in very good order throughout but still retaining much of its original charm and character. The original part of the cottage we believe dates back to the 17th century and was extended in the 1930's to form the four bedroom house that it is today. In recent years the current vendor has carried out improvements to include new windows in 2011, new facias, soffits and guttering in 2019, new boiler in 2021, new septic tank in 2022 and replaced the thatched roof in 2014. The ground floor also provides three main reception rooms together with cloakroom/utility and kitchen. The cottage sits within a delightful plot of approximately 0.31 of an acre with a pleasant outlook over the adjacent water meadows. Highbridge is conveniently situated within 10 minutes of the centre of Chandlers Ford, Eastleigh and Winchester as well as easy access to the M3, M27, main line railway stations and Southampton airport.

## ACCOMMODATION

### Ground Floor

#### Reception Hall:

Storage cupboards, door to inner hallway.

#### Inner Hallway:

stairs to first floor.

#### Sitting Room:

16'8" x 12'10" (5.08m x 3.91m) Wood panelling to walls, open working fireplace, dual aspect windows.

#### Dining Room:

12'8" x 11'2" (3.86m x 3.40m) Dual aspect windows, stripped wooden floor, brick fireplace.

#### Kitchen:

13'2" x 7'10" (4.01m x 2.39m) Range of units, space for appliances, cupboard housing boiler, walk in larder.

#### Snug/Garden Room:

13'6" x 9'10" (4.11m x 3.00m) Door to rear garden with pleasant outlook, brick fireplace.

#### Cloakroom/Utility Room:

17'10" x 6'6" (5.44m x 1.98m) Modern white suite with chrome fittings comprising wash basin with cupboard under, wc, space and plumbing for washing machine, tiled floor, storage cupboards.

### First Floor

#### Landing:

Hatch to loft space, storage cupboards, stripped wooden floor.

#### Bedroom 1:

16'9" x 13'4" (5.11m x 4.06m) (maximum) Original beams.

#### Bedroom 2:

15' x 13'4" (4.57m x 4.06m) Single wardrobe, brick fireplace, stripped wooden floor.

#### Bedroom 3:

11' x 9'9" (3.35m x 2.97m) Original beams, airing cupboard.

#### Bedroom 4:

8'4" x 7'11" (2.54m x 2.41m) Stripped wooden floor.

#### Bathroom:

8'4" x 5'1" (2.54m x 1.55m) Modern white suite with chrome fittings comprising bath with mixer tap, separate shower unit over and glazed screen, wash basin with cupboard under, wc, tiled walls.

## OUTSIDE

The gardens to the property represent a particularly attractive feature measuring approximately 0.31 of an acre.

### Front:

To the front of the property is a large gravel drive that affords parking for several vehicles which leads to the garage with side gate to rear garden.

### Rear Garden:

A large expanse of lawn is enclosed by hedging and fencing with a pleasant outlook over the adjacent water meadows, well stocked flower and shrub borders, garden shed. A gated area extends to the other side of the property with a further lawned area enclosed by hedging.

### Garage:

17'10" x 10'6" (5.44m x 3.20m) Light and power.

## OTHER INFORMATION

### Tenure:

Freehold

### Approximate Age:

Thatched part Circa 17th Century extended 1930's. (Not a listed building).

### Approximate Area:

1943sqft/180.3sqm

### Sellers Position:

Has found a property to purchase

### Heating:

Gas central heating

### Windows:

UPVC double glazing

### Loft Space:

Ladder connected

### Drainage:

Septic tank drainage replaced in 2022

### Infant/Junior School:

Colden Common Primary School

### Secondary School:

Kings School

### Local Council:

Winchester City Council - 01962 840222

### Council Tax:

Band F

Ground Floor = 878 sq ft / 81.5 sq m  
 First Floor = 794 sq ft / 73.7 sq m  
 Garage = 201 sq ft / 18.6 sq m  
 Store = 70 sq ft / 6.5 sq m  
 Total = 1943 sq ft / 180.3 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Sparks Ellison. REF: 901561

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