

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 fitments 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.

Redroom 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.

Rathroom

8'4" x 5'1" (2.54m x 1.55m) Modern white suite with chrome fitments 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



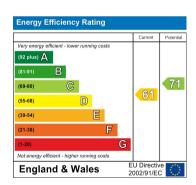


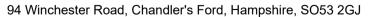












Sales: t: 02380 255333 e: property@sparksellison.co.uk Lettings: t: 02380 018518 e: lettings@sparksellison.co.uk





While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.







