



Church View Church Lane, Curdridge - SO32 2DR
£950,000

WHITE & GUARD

Church View Church Lane

Curdrige, Southampton

Dating back to the 1600's, this beautiful, Grade II listed thatched cottage offers a wealth of charm and character with grounds approaching 0.66 acres. Nestled along a quiet lane, just a stones throw from the village with its church, pub and cricket ground with pavilion. The property is beautifully presented throughout and has been sympathetically updated more recently, yet still retains much of his character including original exposed beams, doors, windows and fireplaces. Accommodation on the ground floor comprises a spacious lounge with Inglenook fireplace, dining room also with fireplace, kitchen/breakfast room and utility/boot room. On the first floor there are three double bedrooms including a 17ft master bedroom with vaulted ceiling, ensuite to bedroom two and family bathroom. Additional benefits include a double garage, large outbuilding/cabin, beautiful mature garden and private woodland copse.

LOCATION

Curdrige is an extremely popular village that offers a church, public house, nursery, primary school and main bus routes. Only a short drive away are the popular villages of Bishops Waltham, Botley and Wickham. The Cathedral City of Winchester with its broad range of shops and amenities is close by, with the M27 and all main motorway access routes being within easy reach. Southampton Airport and mainline railway station are also close by offering excellent commuter links.

- GRADE II LISTED DETACHED COTTAGE
- LARGE COUNTRY KITCHEN
- DOUBLE DETACHED GARAGE & LARGE DRIVEWAY
- BATHROOM & ENSUITE
- BEAUTIFUL MATURE GARDENS INCLUDING PRIVATE WOODLANDS
- LOG CABIN WITH STUDY & GYM
- WINCHESTER COUNCIL BAND F - FREEHOLD
- EPC ORDERED



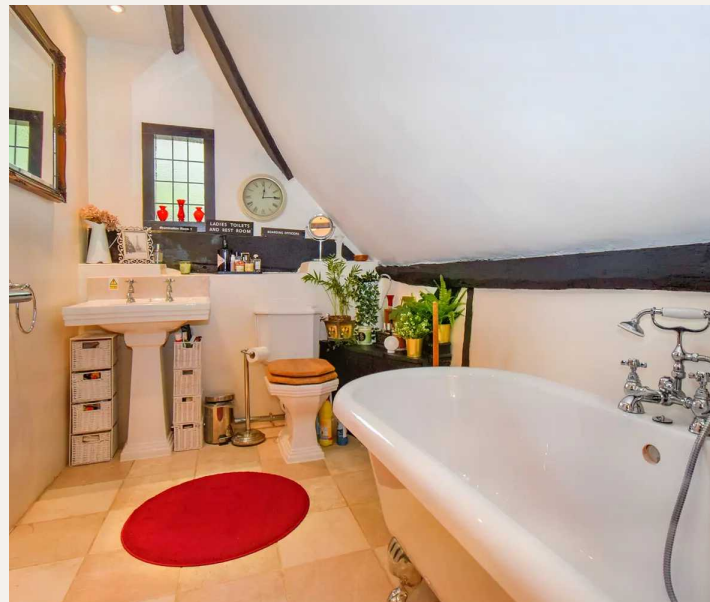


INSIDE

The property is approached via a pathway leading to the front entrance which opens to a vestibule with original doors to either side opening leading to both the dining room and lounge. The spacious, dual aspect lounge has windows to the front and side, original exposed beams and a wonderful Inglenook fireplace to one wall, with stairs to the side leading to the first floor.

The modern kitchen enjoys views over the garden with dual aspect windows to the rear and side and offers space for a table and chairs to one end, tiled flooring and spotlights. The kitchen itself has been fitted with a range of traditional oak wall and base units with Granite worktops over. There are a range of integrated appliances including an oven, hob with extractor over, dishwasher, fridge and washing machine. The adjoining utility room has a window and door to the side leading out to the garden and offers further storage space and an integrated freezer. The dining room has windows to both the front and side and a door to the side which opens to the garden, a lovely bright space which also benefits from an Inglenook fireplace and exposed beams.

The first-floor offers three double bedrooms, the master bedroom has a vaulted ceiling with dual aspect windows and is laid to carpet. Bedroom two has a window to the rear aspect and also offers a modern ensuite shower room with floor to ceiling tiling, a walk in shower, wash hand basin and WC. Bedroom three overlooks the front and has been laid to carpet. The family bathroom has a window to the side aspect and is fitted with a freestanding bath, wash hand basin and WC. There is a heated towel rail, spotlights and tiling to key areas.



OUTSIDE

The property is accessed via a sweeping driveway leading to a detached double garage with barn style doors, power and lighting and providing parking for up to seven vehicles. To the front of the property there is a mature, well maintained garden, mainly laid to lawn and edged with a wide variety of trees and shrubs. The garden continues alongside the house through to the rear, which is again mainly laid to lawn, there is also a well, two garden sheds and a detached log cabin which offers an office/craft space to one side and gym space to the other. To the rearmost part of the garden there is a delightful woodland/copse with pathway leading to a playhouse at the far end.

SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband ; Superfast Fibre Broadband 67-80 Mbps download speed 19 - 20 Mbps upload speed. This is based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com

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