



2 High Street, Droxford - SO32 3PA

Offers in Region of £350,000

WHITE & GUARD



# 2 High Street

## Droxford, Southampton

### INTRODUCTION

Positioned in the heart of Droxford Village is this charming 16th Century two bedroom character cottage. Benefitting from a re-fitted kitchen and bathroom in recent years, the well-appointed home showcases a living room with open fire and exposed beamed ceiling and walls. Across the first floor are two double bedrooms, while to the outside there is an excellent sized rear garden and a purposeful outbuilding which could be utilised as a home office.

### LOCATION

The property is situated within the pretty village of Droxford and is only a two-minute stroll from the beautiful chalk stream and the River Meon. The village is also surrounded by wonderful countryside, many lovely walks and has a network of bridleways. Droxford also boasts a range of amenities including a post office, two garages, its own junior school, two pubs, a village store and village hall. The pretty market towns of Bishops Waltham and Wickham are also close by, with the Cathedral City of Winchester and Southampton Airport also benefitting from being just under half an hour away, with all main motorway access routes also being within easy reach for direct access to Portsmouth, Southampton, Winchester, Chichester, Guildford and London.

- WINCHESTER COUNCIL BAND D
- EPC RATING E
- FREEHOLD
- 16TH CENTURY TWO BEDROOM COTTAGE
- FULL OF CHARM AND CHARACTER
- REFITTED BATHROOM
- REFITTED KITCHEN
- LIVING ROOM WITH OPEN FIRE
- GOOD SIZE REAR GARDEN







## INSIDE

Enclosed within a forecourt wall, a wooden front door opens into the inviting living room, set with a charming range of exposed ceiling and wall beams that establish the distinctive character of the space. Creating a lovely focal point to the room is an open fire with oak framed surround and adjacent fitted dresser unit, the room is laid to oak flooring and an internal door to the rear leads into an inner hallway. Within the hall stairs lead to the first floor and doors open to the remaining ground floor space. Having been re-fitted around three years ago the kitchen dining room provides a matching range of wall and base level work units with fitted work surfaces over, which incorporate an inset ceramic sink and drainer, induction hob and electric oven. Further integrated appliances include a fridge freezer, dishwasher and washing machine. The room allows space for a dining table and chairs and a re-fitted door provides access to the rear garden. Completing the ground floor accommodation is a well-appointed bathroom suite which comprises a roll top bath with electric shower over, WC, wash basin, heated towel rail and half panelled walls.

The first floor landing has access to the loft space and two practical storage areas. The main bedroom, set at the front of the house is a good size double room which allows for freestanding bedroom furniture and has a feature wall with exposed beams. Bedroom two, also a double room has a part vaulted ceiling and is located at the rear of the house.

## OUTSIDE

Externally the property has a generous size rear garden which is separated by mature hedging with a walk way through. One part is laid to lawn with a timber garden shed and the other also laid to lawn with raised flower beds and enclosed via a wooden picket fence. Access to the garden is found from the rear of the house via a shared access pathway (with residents of the adjoining cottages) which leads to the private garden. Also located externally is a home office / studio with power and lighting.





#### SERVICES:

Water, Electric heating system and private drainage are connected.  
Please note that none of the services or appliances have been tested by White & Guard.

Broadband Fibre to the Cabinet Broadband Up to 15 Mbps upload speed  
Up to 76 Mbps download speed. This is based on information provided by Openreach.

**T: 01489 893946**

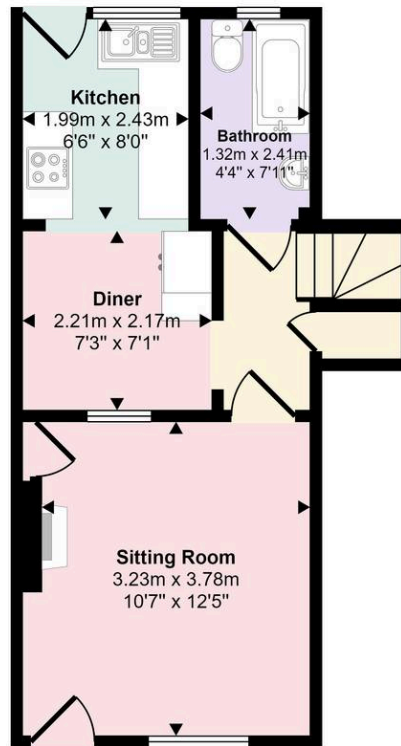
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#### Disclaimer

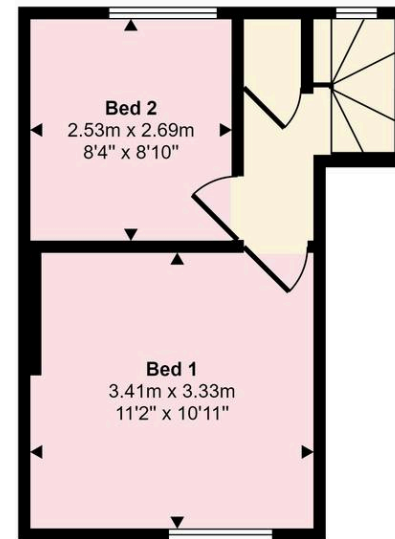
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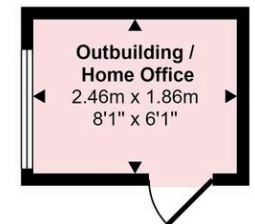
Approx Gross Internal Area  
59 sq m / 637 sq ft



Ground Floor  
Approx 32 sq m / 341 sq ft



First Floor  
Approx 23 sq m / 247 sq ft



Outbuilding  
Approx 5 sq m / 49 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.