



Oak Cottage Church Road, Newtown - PO17 6LE

In Excess of £800,000

WHITE & GUARD

Oak Cottage Church Road

Newtown, Fareham

Set within the heart of the village, this exceptionally well-presented family home which has been designed with both space and versatility in mind. The house, with its traditional, double fronted appeal has a lovely light and airy feel throughout and has also been stylish updated in part by its current owners including a large BBQ area in the garden and beautifully appointed ensuite to the master bedroom. On the ground floor the house has a good size sitting room with attractive fireplace and wood-burning stove, dining room, office/study, large kitchen/breakfast room, utility and cloakroom. On the first floor there are four double bedrooms, two of which are ensuite and family bathroom. The house then comes with a driveway that provides parking for several cars, two areas of garden to the side, used for planting, a double garage and well cared for, mature garden to the rear. To fully appreciate everything that this truly beautiful family home has to offer as well as its super location, an early viewing is undoubtedly a must.

LOCATION

Set in a rural position, with excellent local amenities and an abundance of local walkways and bridle paths, suited to walkers, cyclists and equestrians alike. A comprehensive range of local amenities can be found in the pretty neighbouring village centres of Wickham and Bishops Waltham, both offer an excellent range of independent shops and cafés and local pubs. The Forest of Bere is just a short distance, and the M27 is also within easy reach.

- WINCHESTER COUNCIL BAND G
- EPC ORDERED
- FREEHOLD
- FOUR BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS
- LARGE KITCHEN / BREAKFAST ROOM
- TWO ENSUITES AND FAMILY BATHROOM
- DRIVEWAY PROVIDING PARKING FOR SEVERAL VEHICLES
- DOUBLE GARAGE
- BEAUTIFUL MATURE REAR GARDEN

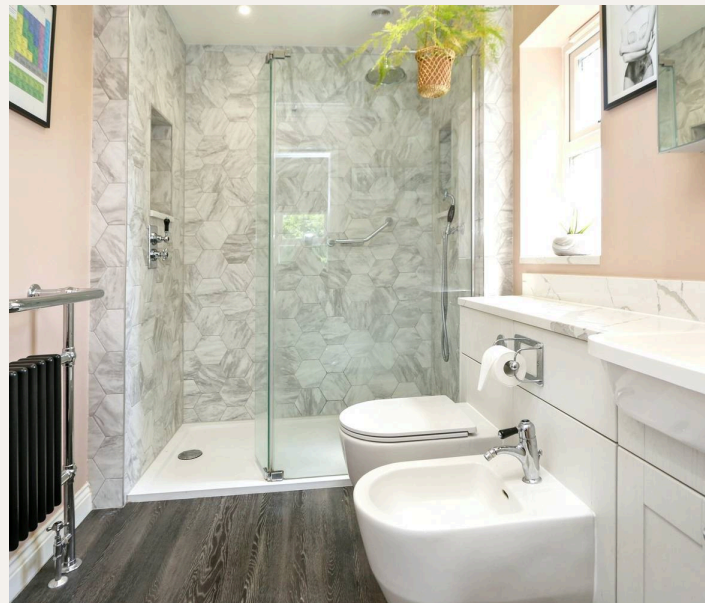




INSIDE

The house is approached via the driveway that leads to a covered entrance porch and the attractive front door that has patterned stained glass. The inviting entrance hall has Oak flooring that continues through into the sitting, dining room and study, has stairs leading to the first floor, an understairs cupboard and good size cloakroom. The office/study overlooks the front of the house, as does the dining room, which is a well proportioned room and has fitted shelving to one wall. There is then a spacious sitting room that has a double glazed window to the side as well as double glazed sliding doors that lead out into the garden. The main focal point of the room being the limestone effect open fireplace with inset woodburning stove. The heart of the house in some ways has to be the large kitchen/breakfast room, that has been fitted with a matching range of cottage wall and base units including a dresser style unit to one wall. The room also has granite worktops including a breakfast bar to one side. There are a range of appliances including an electric oven with separate grill oven above, dishwasher, fridge and freezer, as well as an hob with extractor over, butler sink unit, ceramic tiled flooring and spotlights. A door to one side of the room then leads through to the utility room which is also fitted with a range of wall and base units and has various appliance space.

On the first floor there is a spacious landing that the owners also use in part as a study area and has a window to the front and access to the large loft space. The master bedroom enjoys views over the rear garden and has a range of fitted wardrobes with a door at one end leading through the stylishly fitted ensuite. This room has been fitted with a modern suite including a double width shower cubicle, wash hand basin set into a vanity unit with granite composite top above and low level WC. The room also has a heated towel rail, is fully tiled and has spotlights. Bedroom two is a dual aspect room and also overlooks the rear garden with fields beyond and has its own ensuite. The ensuite is fitted with a shower, wash hand basin and low level WC and is also fully tiled. Bedrooms three and four, which are both double rooms, overlooks the front of the house and are lovely bright rooms. The family bathroom has a panelled bath with shower above, wash hand basin set into a vanity unit with cupboards below and low level WC, along with complimentary tiling.



OUTSIDE

The front of the property has been selectively planted, has a secluded area where there are raised vegetable beds in addition to a shingled driveway providing parking. The driveway then continues along the side of the house and offers further parking for several cars leading to the detached double garage that has two up and over doors, power and light and eaves storage space. The rear garden has a shed and covered Oak framed open sided BBQ area to one side, patio area, leaving the rest of the garden mainly lawned with selectively planted, well cared for borders.

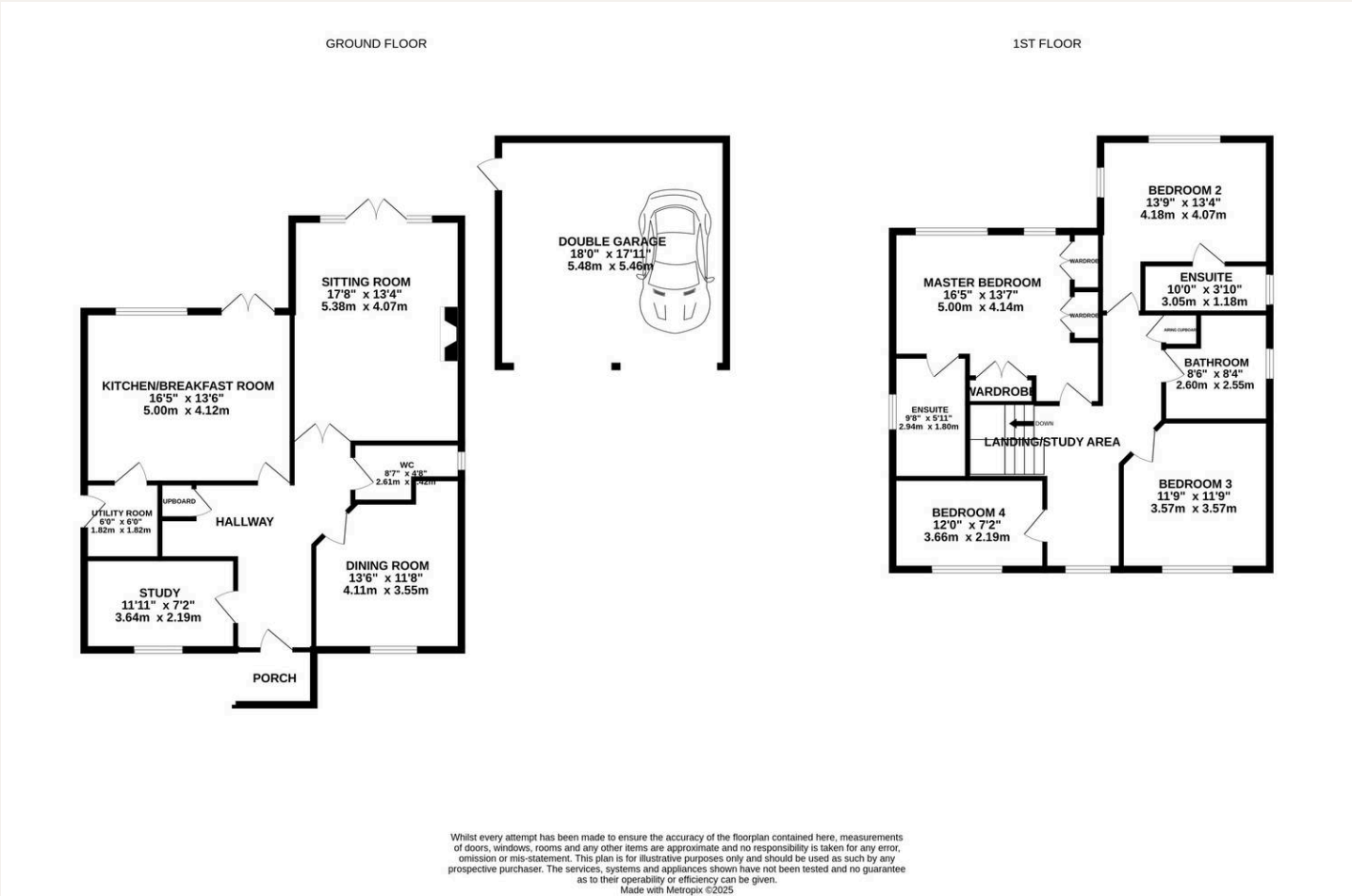
SERVICES:

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

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download 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.



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