



YEW TREE COTTAGE, RECTORY LANE

Itchen Abbas, Winchester



ITCHEN ABBAS, WINCHESTER

A wonderful renovation opportunity at the heart of this popular Winchester village.



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Local Authority: Winchester City Council

Council Tax band: E

Tenure: Freehold

Grade II Listed

Guide price: £650,000



Yew Tree Cottage is located in this highly desired village approximately 6 miles north of Winchester and occupies a generous secluded garden plot of around 0.25acre. The property itself requires a complete renovation but it allows for further extension (subject to the usual consents). Offered with no onward chain, this is a unique opportunity within the South Downs National Park. Theis thriving village has a lovely pub, village hall and primary school. The property is within an enviable access to excellent schools in the area, as well as a mainline rail links to London and some wonderful countryside.

Mains connections – electricity and water

Private connections – drainage and oil

South Downs National Park



Approximate Floor Area = 91.8 sq m / 988 sq ft
 Garage = 19.4 sq m / 209 sq ft
 Total = 111.2 sq m / 1197 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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