Knight Frank



WHEELWRIGHTS, EASTON

Winchester, Hampshire, SO21 1EJ









EASTON, WINCHESTER

A beautifully presented Grade II detached, period cottage set within delightful private gardens in the heart of the sought-after village of Easton.

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Local Authority: Winchester City Council

Council Tax band: G

Tenure: Freehold

Guide price: £995,000





Combining characterful accommodation retaining many original features including exposed timber beams, fireplaces and cottage-style windows, while benefiting from thoughtful improvements and the addition of a superb contemporary garden room. The ground floor includes a welcoming entrance hall linking to a charming double-aspect sitting room with wood-burning stove to one side and a dining room with an Inglenook fireplace to the other. A door from the hallway leads down to the cellar. Adjoining the dining room is a generous kitchen/breakfast room fitted with a range of bespoke units. Set off the kitchen is a large utility/boot room with a cloakroom and back door leading out into the garden. To the first floor are three bedrooms, including a spacious principal bedroom positioned within the striking vaulted extension, featuring impressive floor-to-ceiling windows and Juliet balcony with beautiful garden and countryside views and an en suite shower room. There are two further bedrooms, facilitated by a family bathroom. A particular feature of the property is the newly built, oak detached garden room, incorporates a large open-plan room with full height windows, together with a shower room, making it an versatile room. (Subject to the necessary consents). The south-facing established rear garden has been beautifully landscaped with areas of lawn interspersed with mature trees, colourful borders, well-stocked planting beds and features a paved terrace area for outdoor dining. A carport with private parking complete the offering.

Services:

Gas heating - underfloor heating: Kitchen and utility room.

Drainage: Mains

Water: Mains

Electric: Mains









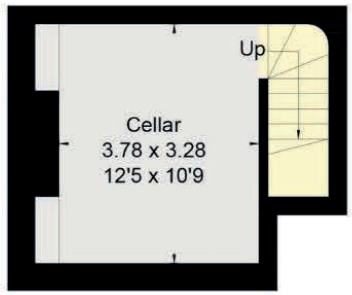








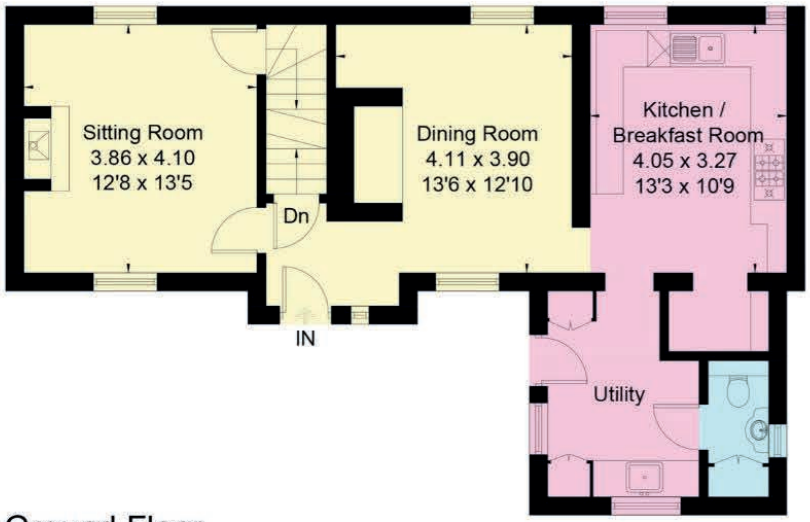
Approximate Floor Area = 150.0 sq m / 1615 sq ft
Outbuilding = 35.0 sq m / 377 sq ft
Total = 185.0 sq m / 1992 sq ft
(Excluding Carport)



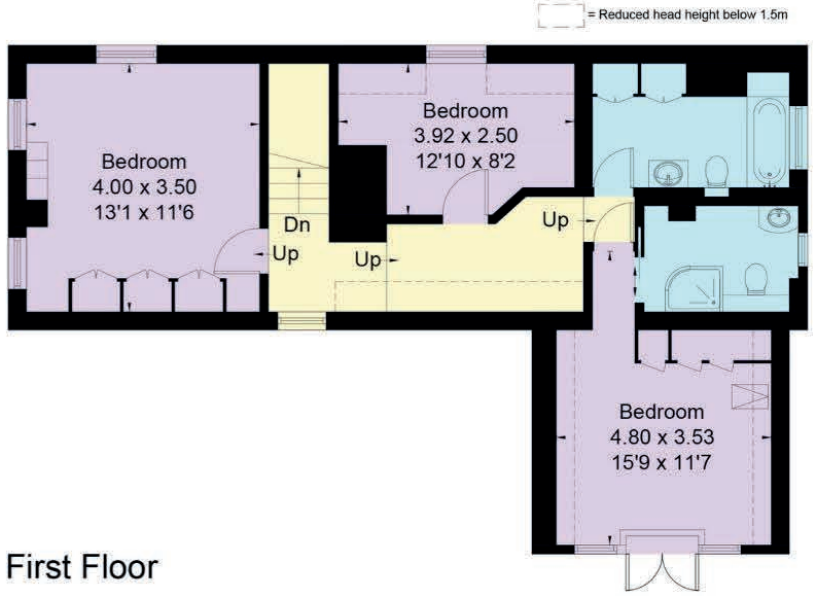
Lower Ground Floor



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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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