



Yew Tree Cottage

CHERITON



YEW TREE COTTAGE

*Welcome to a charming
period home*



A Grade II listed gem

For those seeking a charming period home offering warmth and character nestled in a quintessential country setting, you'll love Yew Tree Cottage – a detached, Grade II listed gem that is as pretty as its name.

Dating from the 17th century, this beguiling thatched cottage offers 2,500 sq ft of flexible living space, with five bedrooms and two bathrooms divided between the main house and the self-contained annexe.



A picturesque country cottage

Picturesque Yew Tree Cottage is tucked away in the desirable Hampshire village of Cheriton within the South Downs National Park. The house commands a serene slice of countryside, circa 0.36 acres, blissfully banked by open fields while Cheriton village centre is only a stroll away.



Warm & inviting

A five-bar gate leads to a large private driveway with parking for several vehicles and a large garage. Stepping into the reception hall, you will appreciate how this spacious family home, extended in the '90s, has beautifully retained its period features including flagstone floors, original beams and cosy open fireplaces.

The hall provides a perfect spot for coats and shoes and leads into the main living areas of the house.

There is a delightful drawing room ready for evening entertaining and peaceful winter nights by the open fire, with sturdy beams completing the idyllic scene. Come summer, open the French doors to the terrace and usher your guests outside to the garden.

An adjacent sitting room could be a snug, study or music room, featuring a large bay window with an uplifting view up across the surrounding countryside. Warmed by a brick fireplace with beams crossing the ceiling above, this area is a calm retreat in which to relax or work.





*Discover a delightful
drawing room*







Wine & dine

The atmospheric dining room boasts a flagstone floor, a plethora of beams, and space for a large dining table. Elegant wall lamps pleasantly soften the natural light from the front window; there's nowhere better to host a dinner party or family celebrations.



The dining room connects with the country-style kitchen/breakfast room, where the oil-fired AGA is a warming focal point and a deep-set window with a built-in bench and space for a table, providing a lovely view out to the garden.

Next door is a handy utility room with an additional oven and hob and a large, shelled pantry, as well as a back door to the garden.



Comfortable slumber

Upstairs, a landing leads to four good-sized double bedrooms with the generous master bedroom offering traditional charm, country views and ample fitted wardrobes. At the end of the hall, the second bedroom gives a peaceful view over the garden. A family bathroom incorporates a bath with an overhead shower, double basins and a heated towel rail, while a separate cloakroom houses a second loo.









Step outside

Yew Tree Cottage's tranquil, enclosed garden has a large paved terrace with steps up to a flat lawn bordered by shrubs and trees. The garden is designed to be easily maintained, so you can spend your afternoons savouring tea on the terrace. Keen gardeners and cooks will make good use of the greenhouse and raised vegetable beds too. The south-west outlook enjoys enviable country views, and to explore the countryside you can step out of the gate at the end of the garden, straight onto a bridleway – perfect for the daily dog walk or evening strolls.



A versatile annexe

The self-contained cottage is an ideal solution for housing guests and extended family, or alternatively it could be a generous home office space, a studio or flexible accommodation for carers and staff if needed. The current owners have successfully rented the cottage, offering an attractive option for with additional income.

Inside, there is a bright, spacious living area divided into zones for dining and seating, with a kitchenette tucked to one side, parquet flooring throughout and a pitched roof. The central hall contains a storage cupboard and opens into a modern white bathroom suite with bath and overhead shower. On the right is a double bedroom with two windows and plenty of wardrobe space.





YEW TREE COTTAGE



On your doorstep

Cheriton is a friendly village community in East Hampshire that lies just a short drive from the smart Georgian town of Alresford and the historic Cathedral city of Winchester – the final resting place of Jane Austen. Cheriton enjoys a lively yet traditional village atmosphere, with the much-loved Flower Pots Inn within walking distance of Yew Tree Cottage, renowned for its excellent pub food, generous gardens in the summer and welcoming open fires in the winter. The village is also home to a community shop and post office, together with an Ofsted-rated ‘Good’ primary school.

From the house, a network of picturesque countryside footpaths lead to longer, rewarding walks, including routes to the acclaimed Tichborne Arms in around 45 minutes and the Milbury at Beauworth in approximately an hour and fifteen, both reached through some of Hampshire’s most unspoilt rural scenery.

Other local highlights include nearby Hinton Ampner (National Trust), a village tennis club with modern courts, church and village hall, a cricket pitch and recreation grounds including a play park. The south coast is only a 30-minute drive away – ideal for trips to the beach and sailing activities.

Head over to Alresford, a town replete with colour-washed Georgian houses, thriving independent shops and cafés and two supermarkets. There are also some delightful riverside walks where you can stretch your legs after visiting the various pubs, bistros and traditional tea rooms. Alternatively, burn off some steam by jumping aboard the Watercress Line to enjoy a 10-mile trip to Alton. The town also hosts regular festivals and shows and is home to a fantastic parkland golf course.

Winchester, just 15 minutes drive away, also offers a fabulous array of facilities such as artisan shops, cinemas, a maze of cobbled lanes, lively markets, and plenty of history to explore. Trains from Winchester run regularly to London Waterloo in 64 minutes, with excellent cross-country links also available. Fast road access to London, the M25, the Midlands and West Country ensure commuting and day-tripping are easy.

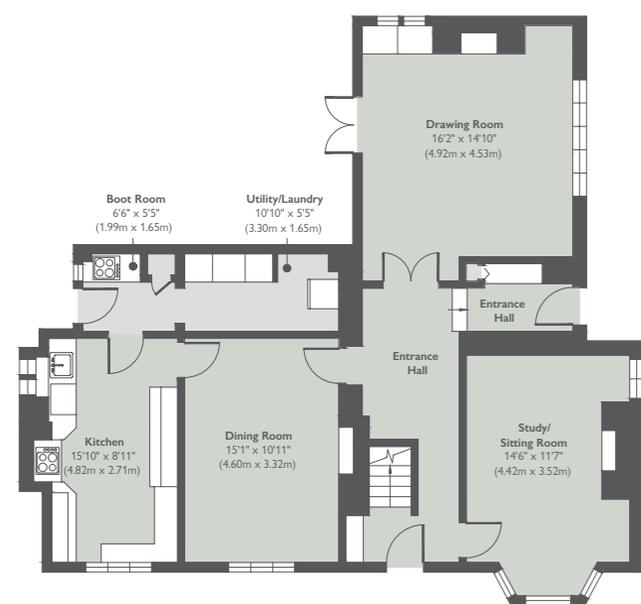
A number of excellent private schools are also within easy reach, including Bedales Prep Dunhurst, Princes Mead School, Highfield, and St Swithun’s Prep, with senior options such as Churcher’s College, Bedales, Winchester College, Lord Wandsworth and St Swithun’s.



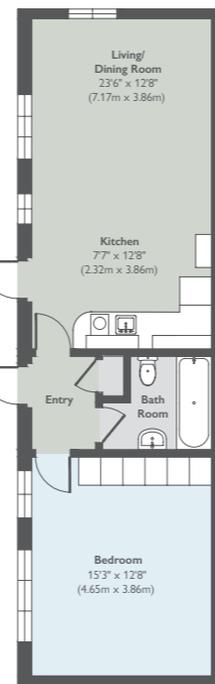
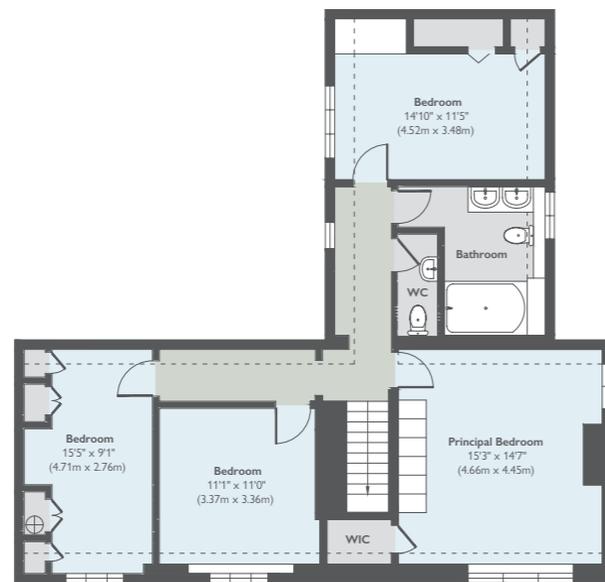
Floorplans



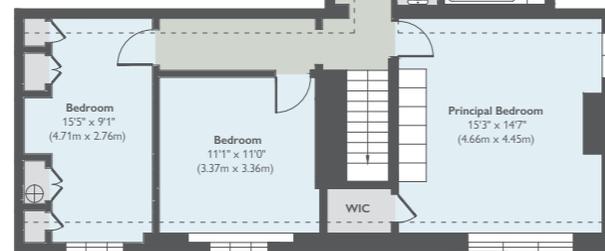
MAIN HOUSE	GUEST COTTAGE	GARAGE	TOTAL
1,867 sq ft (173.42 sq m)	670 sq ft (62.26 sq m)	221 sq ft (20.56 sq m)	2,758 sq ft (256.24 sq m)



MAIN HOUSE



GARAGE



GUEST COTTAGE

Illustration for identification purposes only, measurements are approximate and not to scale.

Finer details

OVERVIEW

- Beautifully atmospheric Grade II listed thatched cottage dating from the 17th century, extending to approximately 2,500 sq ft and offering flexible accommodation
- Set within circa 0.36 acres of gently sloping gardens with a peaceful outlook and direct access to the surrounding landscape
- Detached main house with a charming self-contained annexe, creating five bedrooms in total and offering exceptional flexibility for guests, income or home working

- Retained period features throughout including flagstone floors, exposed beams and open fireplaces
- Elegant drawing room with French doors opening onto the terrace, ideal for entertaining and summer living
- Versatile sitting room, suitable as a snug, study or music room, with bay window overlooking open fields
- Atmospheric dining room leading through to a country-style kitchen / breakfast room with oil-fired AGA
- Private driveway with ample parking and a large garage

SERVICE & FEATURES

- Enclosed garden with paved terrace, level lawn and established borders
- Greenhouse and raised vegetable beds for productive gardening
- South-west facing aspect with far-reaching views
- Direct gated access onto a bridleway for walks and riding
- Highly appealing self-contained annexe with vaulted ceiling and open-plan living space, ideal for hosting guests, independent living or generating rental income
- Full fibre broadband available (Openreach up to 1,600 Mbps)

IN THE AREA

- Attractive village setting within Cheriton, a friendly and well-regarded Hampshire community
- Positioned within the South Downs National Park
- Two village pubs, including a popular microbrewery, plus a community shop and post office within walking distance
- Village primary school within a 8 minute walk; secondary education at Perins Academy, Alresford
- Easy access to Alresford, a thriving Georgian market town with independent shops, cafés and supermarkets
- Winchester (approx. 15 minutes) offering excellent cultural, retail and leisure amenities
- Mainline rail services from Winchester to London Waterloo in around 64 minutes
- Good road access to London, the M25, the Midlands and the south coast

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