



**Coombe Cottage
Corhampton Down
Hampshire
SO32 3LL**

Byrne & Co
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COOMBE COTTAGE

PRICE GUIDE: £1,250,000

The Property

Perched high above Corhampton, with captivating views over the South Downs National Park, Coombe Cottage is a delightful home in all seasons. This enchanting property is quietly located off an unmade track. It features a versatile, partly open plan layout with an eat-in kitchen. The elegant sitting room with woodburning stove opens into a sunroom – an excellent spot from which to enjoy the abundant birdlife. The car enthusiast is also well provided for; in addition to the detached single garage, there is a double garage with accommodation on a lower floor. This building offers abundant scope for conversion to other uses, including, subject to consent, an annex.

- * **SPECTACULAR COUNTRYSIDE VIEWS ***
- * **IN THE HEART OF CORHAMPTON DOWNS ***
- * **SITTING ROOM * SUN ROOM ***
- * **KITCHEN/BREAKFAST ROOM* UTILITY ROOM***
- * **DINING ROOM * STUDY ***
- * **FOUR BEDROOMS * TWO BATHROOMS ***
- * **DOUBLE GARAGE * SINGLE GARAGE ***
- * **STUDIO * BEAUTIFUL GARDEN * 0.37 ACRES ***

The Location

Corhampton Down is in the heart of beautiful countryside in the Meon Valley. It is close to the historic small town of Bishops Waltham which offers all local amenities. The larger centres of Fareham and Hedge End are nearby with easy access to the M27 motorway network.

Directions

From the Corhampton roundabout travel towards Bishops Waltham. Take the first right into Beacon Hill Lane and Coombe Cottage can be found on the right hand side.

ACCOMMODATION Front door opening to:

ENTRANCE PORCH Double glazed windows to front and side, part glazed door opening to:

ENTRANCE HALL Door opening to:

SITTING ROOM Double glazed windows to front and side with extensive views, wood burning stove*, opening to:

SUN ROOM Double glazed windows to front, side and rear with extensive countryside views, pitched ceiling, underfloor heating*, double glazed casement doors opening onto the patio.

KITCHEN/BREAKFAST ROOM Double glazed window to side, fitted with a range of wall and base units with work surfaces over, range style oven* with extractor* over, part tiled walls, breakfast bar with cupboards below, space for fridge/freezer, open arch to:

DINING ROOM Double glazed windows to side and rear, brick floor, return staircase to first floor, double glazed casement doors opening onto garden.

STUDY Window to side, underfloor heating*, door to:

BOOT ROOM Door to garden, opening to:

UTILITY ROOM Window side, sink unit with cupboards below, quarry tiled flooring, plumbing for washing machine, wall mounted LPG boiler* servicing central heating* and hot water system*.

INNER HALLWAY Doors opening to:

CLOAKROOM Window to front, low level w.c., wash hand basin.

BATHROOM Windows to front and side, suite comprising of panelled bath with shower over, low level wc., pedestal wash hand basin, half tiled walls.

BEDROOM FOUR Window to side with secondary double glazing, underfloor heating*.

FIRST FLOOR

LANDING Velux windows, doors opening to:

BEDROOM ONE Double glazed windows to front and side with extensive countryside views.

DRESSING ROOM Range of built in wardrobes, door opening to:

EN-SUITE SHOWER ROOM Suite comprising tiled shower cubicle, low level wc., pedestal wash hand basin, half tiled walls, ladder style radiator.

BEDROOM TWO

Double glazed window to side with extensive countryside views, built in wardrobe, airing cupboard.

BEDROOM THREE Double glazed window to side with extensive countryside views.

OUTSIDE

The property is approached via a track.

SINGLE GARAGE 4.47m x 2.67m, doors to front.

The entrance to the property is beyond and opens onto a shingle parking area and leads to the **DOUBLE GARAGE** 6.07m x 5.18m with up and over door, double glazed windows with countryside views.

External staircase to the **STUDIO** which is below the garage. It is partitioned into two rooms plus a lobby and w.c. The area is currently being used as workshop/hobby room but has great scope for a gym/home office.

The good sized **GARDEN** is to the rear, side and predominately the front of the property. There are spectacular far reaching countryside views over the Corhampton Downs. It is very attractive with numerous shrubs and borders, patio area, ornamental fishpond. The lawn slopes down to the boundaries which adjoins open fields. The total plot is in the region of 0.37 acres*.

TENURE Freehold

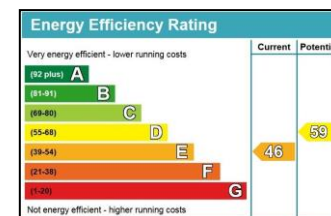
SERVICES Mains electricity, private bore hole water supply*, private drainage system*, calor gas central heating*.

LOCAL AUTHORITY: Winchester City Council

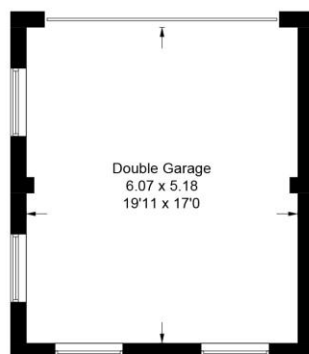
COUNCIL TAX BAND: E

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

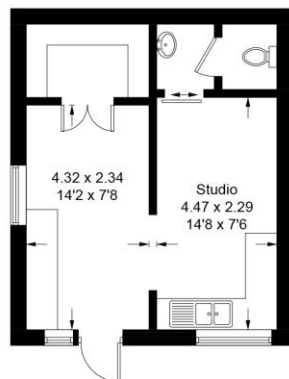
Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham



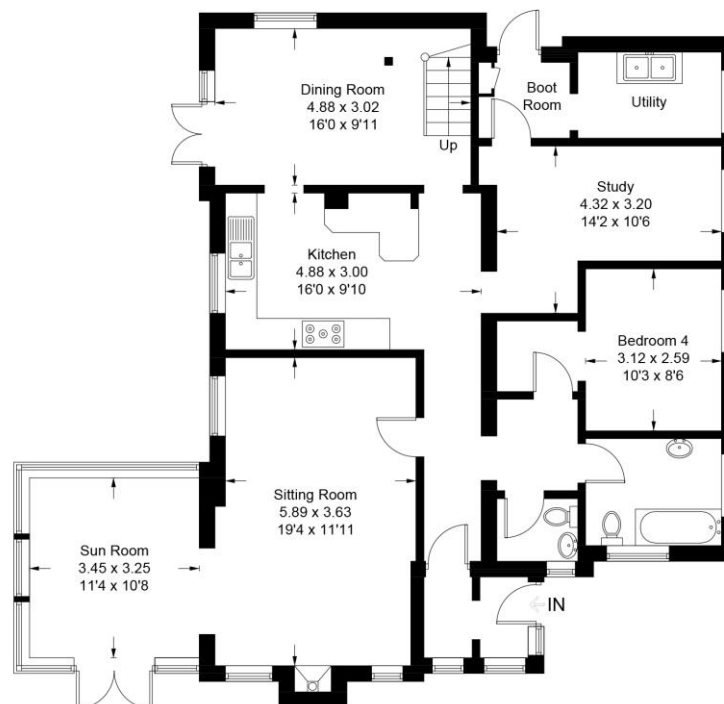
Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft
 Double Garage / Outbuilding = 59.7 sq m / 643 sq ft
 Outbuilding = 11.8 sq m / 127 sq ft
 Total = 250.9 sq m / 2701 sq ft



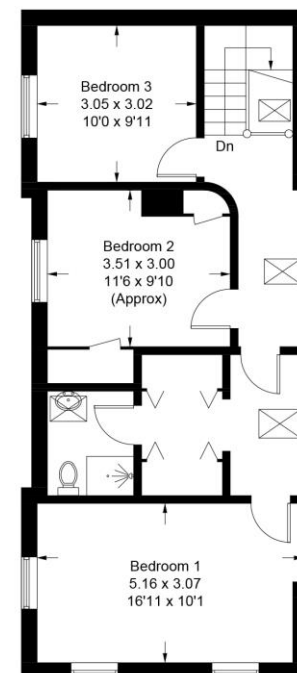
Upper Ground Floor



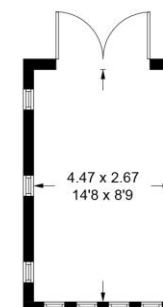
Lower Ground Floor (Outbuilding)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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