



2 New Railway Cottages, Micheldever Station, SO21 3AW

Guide Price £475,000 Freehold


MARTIN&CO

**2 Railway Cottages,
New Road, Micheldever Station**
3 Bedrooms, 2 Bathrooms
Guide Price £475,000

- Delightful Three Bedroom Cottage
- Beautifully Presented Edwardian Property
- Cosy Sitting Room With Electric Fireplace
- Tastefully Extended Kitchen/Dining room with doors to garden
- Lovely Manicured Rear Garden
- Driveway Parking For Two Cars
- Principal Top Floor Bedroom With En-Suite
- Close proximity to nearby village pub and railway station (Mainline London Waterloo)
- In catchment for Micheldever CofE Primary School and Henry Beaufort Senior School
- Council Tax Band D, EPC Band D



**2 RAILWAY COTTAGES,
NEW ROAD
MICHELDEVER STATION,
SO21 3AW**

New Railway Cottages is a collection of stunning terraced houses, dating back to the mid-Victorian era, located to the north of the lovely village of Micheldever, and next to the Micheldever Train Station.

Just off Overton Road, down a small and quiet residential street, the house features a private driveway at the front, providing convenient off-street parking for one to two vehicles and adjoining path leading up to the small, covered entrance porch. The brick façade is both traditional and pleasant, with a small collection of rose bushes to the front.

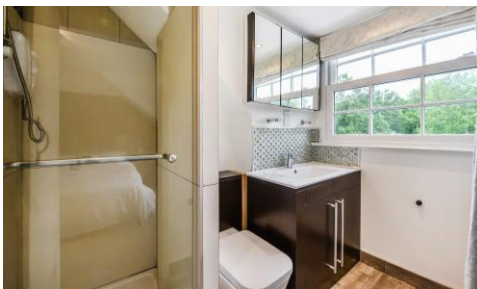
On entering the home, a small hallway welcomes you into the cosy yet generous front facing living room, completed with electric fireplace and original fireplace surround for added character.

Through the living room and to the rear, you'll find the spacious and tastefully extended open-plan kitchen and dining area, perfect for family meals or entertaining guests.

The kitchen is fitted with modern wall and base units and ample countertop space. Glazed double doors lead directly out to the manicured rear garden, creating a seamless indoor-outdoor living experience.

Completing the ground floor is a W/C, which also houses the combi boiler, and a useful under-stair cloakroom.





PRINCIPAL BEDROOM: The primary bedroom, located on the top floor, is of a generous size, benefitting from a stylish en-suite and views across the rear garden.



UPSTAIRS: The first floor is where you will find the two double bedrooms, both large enough for double beds, wardrobes and additional storage, one overlooking the front of the house and the other overlooking the rear garden, both ideal for children, guests or a home office space.

Located on the first floor is also the four-piece family bathroom, with bath and separate shower.





REAR GARDEN: The rear garden is primarily laid to lawn, with a paved patio area ideal for outdoor dining or summer barbecues. The fenced boundaries and collection of shrubs give the garden a secluded and private feel.



LOCATION: New Railway Cottages is located to the north of the lovely village of Micheldever, and next to the Micheldever Train Station. Winchester is 8.2 miles South along the A33, and Basingstoke is 12 miles North.

HISTORY: The village of Micheldever Station is a village just a couple of miles outside Micheldever, taking its name from the mainline station to London/Southampton. The station was originally named Andover Road until Andover got its own station, whereupon it changed to Micheldever Station, which then became a small village now encompassing the houses around it and The Dove Inn public house. A fun fact is that on 6th July 1895, the first motor car journey in England was undertaken from Micheldever Station!

SCHOOLING: Local catchment schools are Micheldever C of E Primary School, Henry Beaufort School, and the highly regarded Peter Symonds Sixth Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

USEFUL INFORMATION:

PARKING: Parking is available courtesy of the gravel driveway to the front of the house. Permit parking is also available on the road directly outside of the house.

Tenure: Freehold; Council Tax Band D, EPC Band D

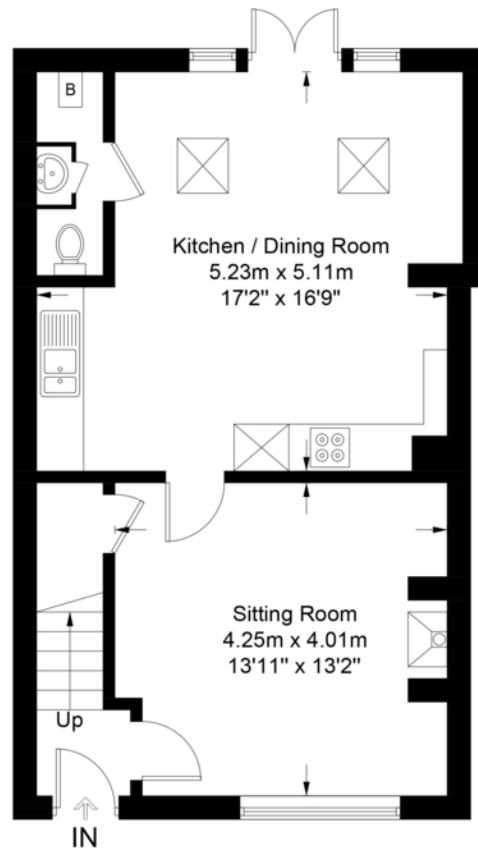
Broadband (Source: Ofcom) Superfast Broadband is available, offering up to 80mbps download speeds.

Flood Risk (Source: Govt Environment Agency) Surface Water, Ground Water, Rivers & Seas: all 'very low' risk.

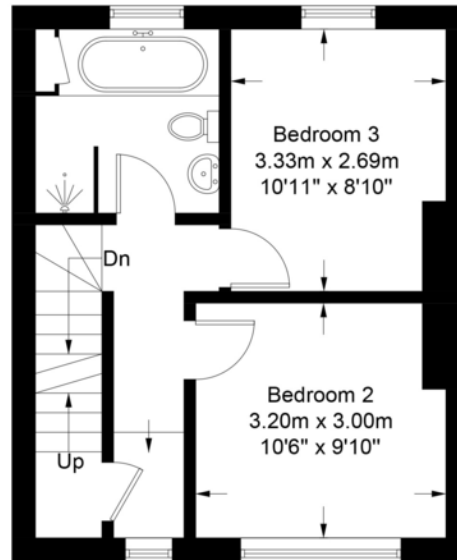
Services: Oil Heating, mains electricity, mains water; private drainage (cess pit).



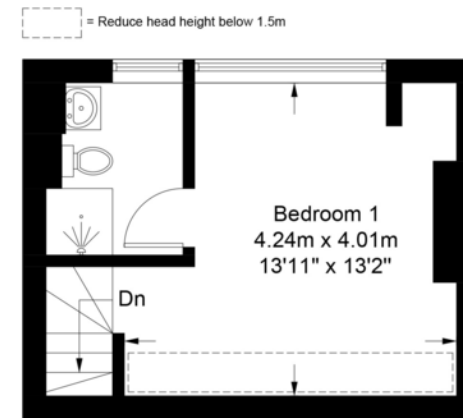
Approximate Gross Internal Area = 104.5 sq m / 1125 sq ft



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Created by Martin & Co (ID1206826)

Martin & Co Winchester

64 Parchment Street • Winchester • SO23 8AT
T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

MARTIN&CO