



Nonyt
Kerr - Smiley
FREE AMPLIFIED AGENTS

2 The Terrace, Easton, Winchester, SO21 1EG
Guide Price: £585,000 Freehold

Nonyt
Kerr - Smiley
In association with
MARTIN&CO


MARTIN&CO

2 The Terrace, Easton, Winchester, SO21 1EG

2 Bedrooms, 2 Bathrooms

Guide Price: £585,000

- Exquisite terraced two-bedroom cottage in the heart of Easton in the Itchen Valley
- Refurbished and beautifully presented throughout.
- Long gravel path leading to welcoming double door entrance porch
- Beautifully fitted kitchen/breakfast room with Everhot electric range cooker
- Living room with wood burning stove and French doors to garden
- Principal bedroom with fitted wardrobes and ensuite bathroom
- Further double bedroom with fitted cupboards
- Contemporary family bathroom
- Charming, landscaped gardens, driveway parking and large storage shed
- Walking distance to local pubs and cricket ground



2 THE TERRACE, AVINGTON PARK LANE EASTON, SO21 1EG

Set in an idyllic position in the highly sought-after village of Easton, within the breathtaking surroundings of the South Downs National Park, this beautifully refurbished two-bedroom period cottage offers an exceptional blend of timeless character and contemporary comfort.

Forming part of a charming terrace of just five cottages known locally as The Terrace, the property occupies a particularly special position at the heart of village life. With its mellow brick elevations, open lawn frontage and classic proportions, the terrace is an enduring and much-admired feature of Easton's historic streetscape, perfectly capturing the essence of this quintessential Hampshire village.

The cottage has been extensively refurbished in recent years, combining thoughtful modern improvements with a respect for the building's period heritage. Enhancements include a beautifully crafted Neptune designed kitchen, and timber double-glazed windows throughout, ensuring improved efficiency while preserving the property's traditional character.

Approached via a long gravel path across the open lawn, No. 2 The Terrace immediately conveys a sense of quiet charm and understated elegance. A quaint double-door weather porch shelters the entrance, while a traditional stable door opens into a wonderfully welcoming kitchen. Here, pale polished stone flooring complements bespoke solid wood cabinetry by Neptune, creating a space that is both practical and stylish.

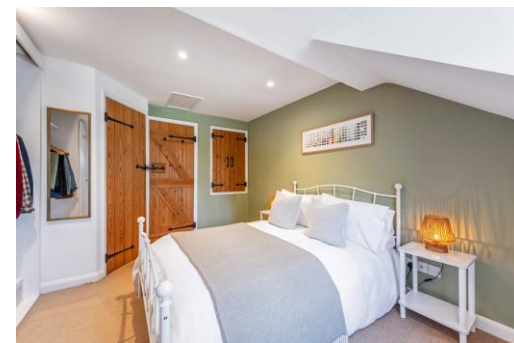
A generous quartz-topped island with breakfast bar provides excellent preparation and storage space, accompanied by further runs of base and wall units, integrated appliances and a spacious larder cupboard. An Everhot 100i (electric and induction) range cooker in a distinctive slate grey provides a striking focal point and completes this thoughtfully designed kitchen.





Beyond the kitchen lies a delightful living room with polished wooden floors and a wood-burning stove, creating a cosy yet elegant atmosphere. A full wall of windows with French doors opens directly onto the sunny rear garden, allowing natural light to flood the space and providing a seamless connection to the outdoors. From the living room, stairs rise to the first floor.





AND SO TO BED: Upstairs are two well-proportioned double bedrooms. The principal bedroom enjoys a peaceful outlook over the rear garden and countryside beyond through a charming dormer window, and benefits from built-in wardrobes together with an en-suite shower room.



From the Principal Bedroom, the landing leads to the second double bedroom which features an attractive fireplace and a useful built-in cupboard, with views across the front garden towards neighbouring village cottages.

The fully tiled family bathroom has a bath with shower over, basin and wc, under a Velux window.



2 THE TERRACE, USEFUL INFORMATION

THE PROPERTY

The terrace as a whole was built in 1860, a signified by a useful wall plaque, with red brick elevations under tile roof. Significant alterations undertaken in 1984 with construction of a two-storey rear extension. (Nb Nos. 1 -4 The Terrace all extended simultaneously under planning ref 84/01288/OLD.)

Tenure: Freehold

Services: All Mains services are connected.

EPC Band D, Council Tax Band E

Flood Risk: (Source: Govt Enviro agency) Surface Water & rivers and seas: Risk 'very low'

Broadband (Source: Ofcom) Superfast broadband available: 80mbps download

Local Authorities: Hampshire County Council, Winchester City Council, Itchen Valley Parish Council.

PARKING:

A communal driveway behind the terrace leads to two large, allocated parking spaces for No.2. Further unrestricted parking is available on street.

CONSERVATION AREA:

The property is situated within the South Downs National Park and in the Conservation Area of the village of Easton



SCHOOLING:

2 The Terrace is close to good schools both in the state and independent sector.

The catchment schools are Itchen Abbas Primary School, Henry Beaufort Senior School and Peter Symonds 6th Form College.

Local independent schools include St Swithuns School, Twyford School, Princes Mead, The Pilgrims School and Winchester College, each of which is within just a few minutes drive.



EASTON, THE VILLAGE:

Easton is a much loved and sought after village in the Itchen Valley, only a few minutes drive to both Winchester City centre and the Georgian market town of Alresford.

It has a strong local community and boasts two pubs, The Cricketers and the Chestnut Horse, the latter of which has recently been refurbished under new ownership, with a restaurant, cafe and a deli.

There is a beautiful village church, St Mary's, which dates to early Norman times, a village hall where many local events and amateur dramatics take place, a small garage, and a local village cricket team.





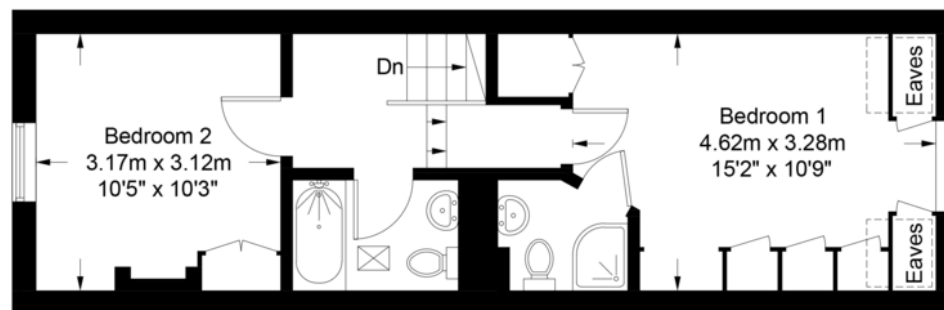
Outside: The gardens have been professionally landscaped creating an ideal secluded space for relaxation, pottering and entertaining. A stone flagged terrace leads from the drawing room doors to a wisteria-clad pergola. Shallow steps lead to further garden area with flower beds and mature shrubs. A gate leads to the rear parking area, where there is a large storage shed and parking for two vehicles.



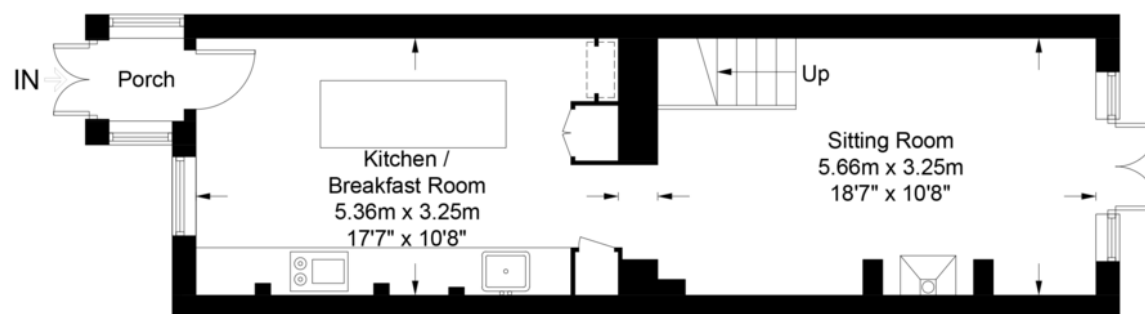
Approximate Gross Internal Area = 75.6 sq m / 814 sq ft
 Shed = 6.7 sq m / 72 sq ft
 Total = 82.3 sq m / 886 sq ft
 (Including Eaves / Excluding Wood Store)



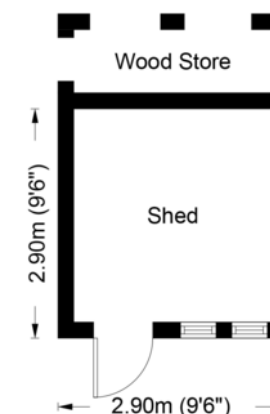
 = Reduced headroom below 1.5m / 5'0



FIRST FLOOR



GROUND 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.
 Created by Emzo Marketing (ID1280938)

MAC NKS

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

01962 843346

<http://www.martinco.com>


MARTIN&CO

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.