



**Vine Cottage, 5 Mill Lane, Abbots Worthy, SO21 1DS**  
Guide Price £925,000 Freehold



**Vine Cottage, 5 Mill Lane  
Abbots Worthy**

3 Bedrooms, 2 Bathrooms

**Guide Price £925,000**

- Attractive brick and flint cottage with period charm in beautiful quiet road
- Open plan kitchen/living/dining space with a blue Aga
- Sliding doors from dining area onto the garden
- Dual-aspect sitting room with exposed beams, brick fireplace and generous ceiling heights
- Principal bedroom with en-suite shower, dressing area, linen cupboard and walk-in store
- Two further double bedrooms and family bathroom with charming freestanding roll top bath
- Landscaped gardens with lawns, patios, seating areas, flint walls, columns and waterfall
- Garage with driveway parking, greenhouse/workshop, and home office behind the garage
- Peaceful cul-de-sac location in Abbots Worthy. Close to the River Itchen and excellent local walks
- In catchment for Kings Worthy Primary School and Henry Beaufort Senior School



## VINE COTTAGE, MILL LANE, ABBOTS WORTHY

Vine Cottage is an attractive brick and flint home with a tiled roof, offering flexible and well-arranged accommodation over two floors. The property enjoys generous ceiling heights throughout and combines period character with a practical layout, creating a superb family home.

Whilst the origins are unclear, Vine Cottage is believed to date back to circa 1800, with later extensions in 1977, resulting in a unique and highly functional layout. Positioned on a leafy cul-de-sac in the sought-after village of Abbots Worthy, it offers convenient access to the River Itchen and its picturesque walks.

At the heart of the home is a triple-aspect open plan kitchen, living and dining area – a welcoming space with a charming blue Aga, cottage-style tiled flooring, ample storage and worktop space.

The dining area and sociable family seating area open directly onto the garden, making this versatile space ideal for family life and entertaining.

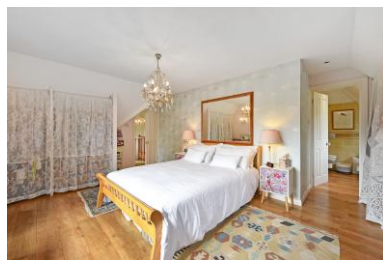
The property also boasts a generous dual-aspect sitting room with a traditional brick open fireplace.

Full of character with exposed beams, the room still benefits from generous ceiling heights, making it both cosy and spacious, perfect for relaxing or hosting guests.

A welcoming hallway also leads to a smart cloakroom and a utility room, completing the practical ground floor accommodation.







Upstairs, a charming and spacious galleried landing provides access to all bedrooms.

**The principal bedroom** is dual aspect with lovely garden views, cleverly designed wardrobe hanging areas behind voile curtains, a dressing area, and a spacious ensuite shower room. From here, there is a large linen cupboard and a generous walk-in store which also houses the hot water tank.

**Bedroom Two** also has fitted storage, with a further additional wardrobe hanging area just outside on the hallway, again neatly concealed behind voile curtains.



**Bedroom Three** is a good-sized double with a charming cottage-style window.



All bedrooms are light, airy and feature leafy views from their windows.

**FAMILY BATHROOM:** The family bathroom is beautifully appointed with a tiled floor, a contemporary polished concrete bowl basin on a tabletop, WC, and a freestanding roll-top bath with a Victorian-style shower over.

Floor drainage allows this room to function as a wet room if required.



Vine Cottage combines historic charm with modern comforts, creating an idyllic family home in a peaceful cul-de-sac setting close to the River Itchen.

Other notable features include newly fitted double-glazed windows in 2025 and gas central heating throughout.

**Construction:** A detached three-bedroom property over two floors, believed to date from 1800 and extended in the 1970's. The main construction is of traditional brick and flint, with red brick extensions, under a clay tile roof. Overall plot size 0.15 acres.



#### USEFUL INFORMATION:

Local Authorities: Hampshire County Council and Winchester City Council

Parking: Off-road parking on driveway, plus a single garage.

Utilities: All mains services including drainage are connected

Tenure: Freehold

EPC: Band D & Council Tax Band: D

Broadband: (Data via Ofcom); Speeds available in the area: Standard Max 16 Mbps Download speed; Superfast Max 80 Mbps Download speed

Flood Risk: Surface Water - very low; Rivers and Seas – very low.



**LOCATION:** Abbots Worthy is a popular village close to Kings Worthy where there are many local shops, which include a post office, mini-Tesco, Cobbs Farm Shop (with delicatessen and café), two popular public houses (The Cart and Horses and King Charles), and the Hogget and Boar butcher and coffee shop.

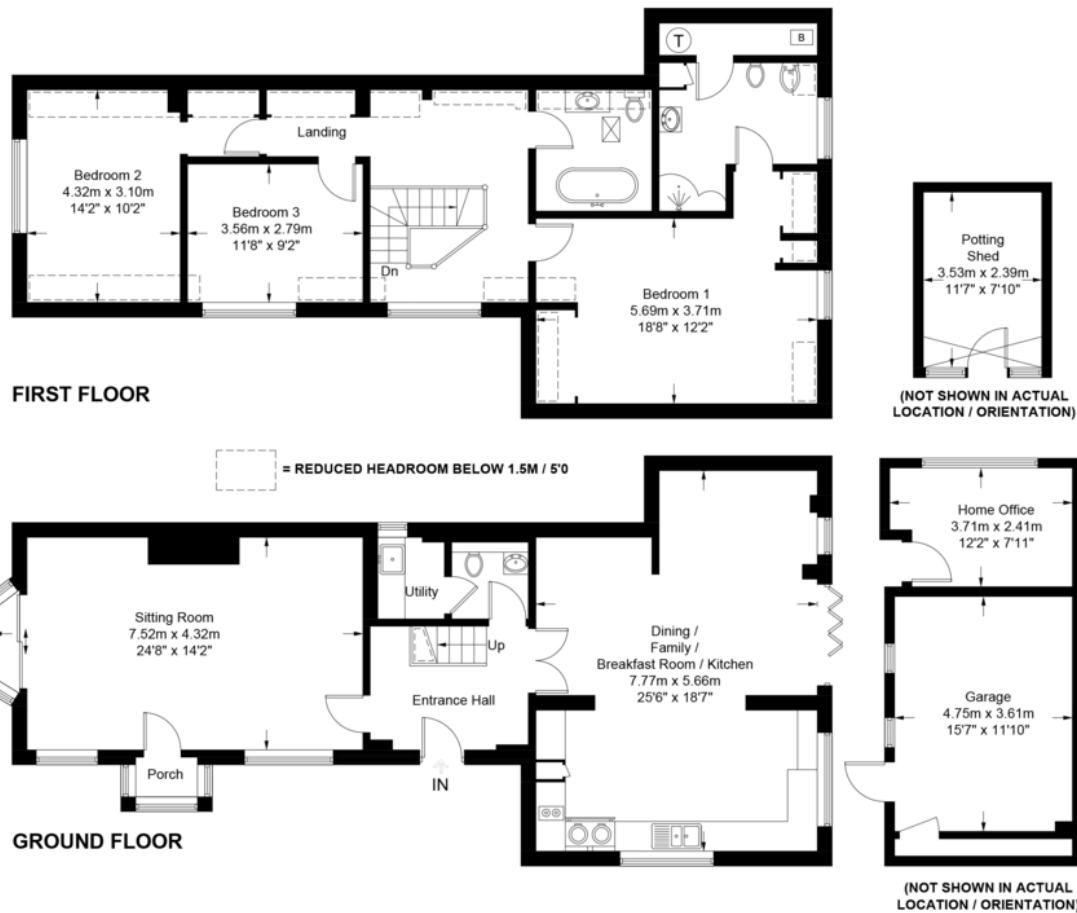
The village also boasts two historic churches, St Swithuns Church which dates to the early 11th century, and St Mary's Church which has Norman origins, with Victorian modifications and extensions, and there is the well regarded Kings Worthy Primary School within an easy local walk.



**GARDENS** The gardens are a particular feature, carefully landscaped over many years with lawns, patios, secluded seating areas, flint walls and columns, a waterfall feature, and a series of garden retreats and planted corners, providing both privacy and visual interest.

The property also benefits from a greenhouse/workshop, access to the garage, and a handy home office behind the garage, providing excellent practical space.

Approximate Gross Internal Area = 172.4 sq m / 1856 sq ft  
Outbuildings = 35.8 sq m / 385 sq ft  
Total = 208.2 sq m / 2241 sq ft



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