



Hillside Cottage | £850,000
Jerrems Hill, Mottisfont, Hampshire, SO51 0AB





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Summary

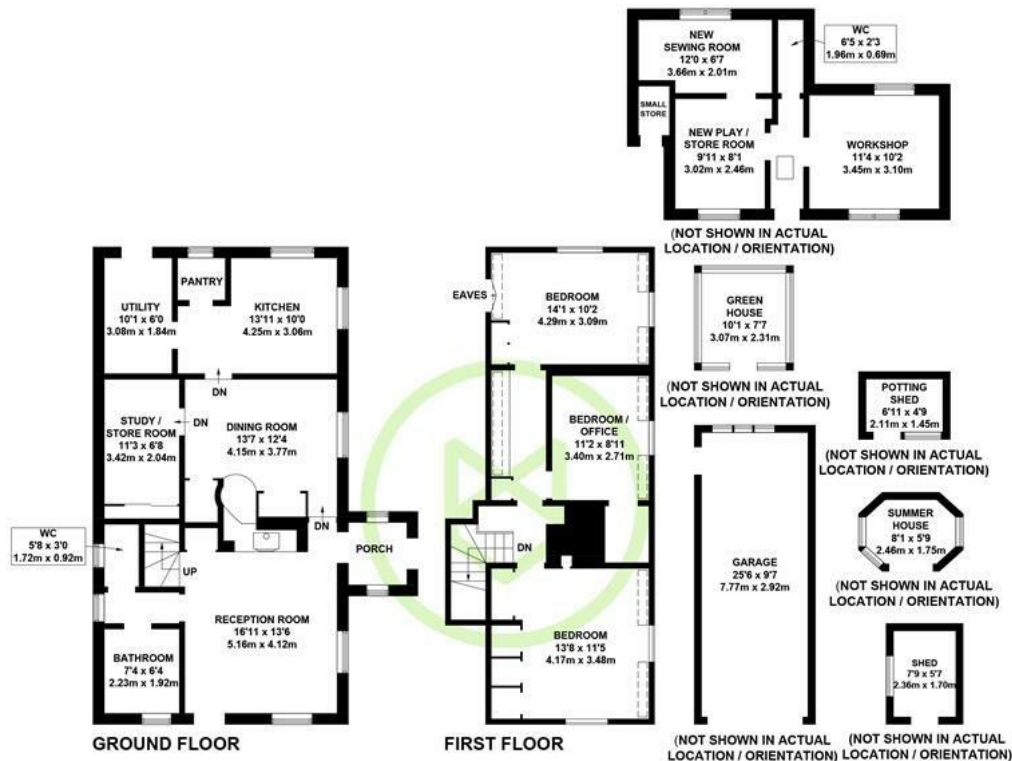
Rarely available in the idyllic village of Mottisfont, this characterful detached home, believed to date from circa 1700, sits in a peaceful plot of around half an acre with far-reaching countryside views. Rich in charm throughout, the accommodation includes three double bedrooms, a cosy sitting room with log burner, dining room, and a country-style kitchen with utility and store room. The beautifully planted gardens feature a vegetable patch, pond, and paved patio, with a range of outbuildings including a summerhouse, potting shed, and a substantial multi-room structure with power and plumbing. With ample parking, a garage, and nearby rail links via Mottisfont & Dunbridge station, this is a rare opportunity to enjoy true countryside living in one of Hampshire's most picturesque and sought-after villages.

Features

- Characterful detached home in a peaceful rural setting with countryside views
- Three spacious double bedrooms, including a generous principal suite
- Cosy sitting room with log-burning stove and dual aspect windows
- Well-equipped kitchen/breakfast room with pantry and adjoining utility room
- Mature gardens approaching 0.5 acres with patio, pond, and vegetable patch
- Multiple outbuildings including summerhouse, garden house, and large workshop with power and plumbing
- Ample driveway parking and detached garage

EPC Rating

Energy Efficiency Rating
Current D
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 883 SQ FT / 82 SQ M
FIRST FLOOR = 620 SQ FT / 57.6 SQ M
OUTBUILDING = 771 SQ FT / 71.6 SQ M
TOTAL = 2274 SQ FT / 211.2 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1225969)

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Ground Floor

A spacious entrance porch welcomes you into the home and offers direct access to the sitting room, with a gentle step down leading into the dining area. The sitting room is a beautifully appointed space, full of warmth and character, featuring a charming log-burning stove as its focal point. Dual aspect windows provide excellent natural light, while a built-in storage cupboard offers practical convenience. From here, stairs ascend to the first-floor landing, and an external door opens to the outside. A side hall leads to the cloakroom and family bathroom, seamlessly connecting function and comfort. The bathroom is tastefully fitted with a shower-over-bath arrangement, wash basin, and heated towel rail. The adjacent cloakroom includes a WC and wash basin, ideal for guests and everyday use. The dining area is a generous and inviting space, easily accommodating a family-sized table and chairs — perfect for both everyday meals and entertaining. Built-in storage cupboards add functionality, while access is provided to both the store room and the kitchen/breakfast room. Formerly the main kitchen, the store room now offers a highly practical space, ideal for additional storage or utility use. The kitchen/breakfast room is well-appointed with a range of wall and base units, a useful pantry cupboard, and integrated appliances including an oven with hob above. There is ample space for a fridge/freezer, along with plumbing for a dishwasher, making this a truly functional heart of the home. Beyond the kitchen, the utility room provides further convenience, with plumbing for a washing machine.

First Floor

An elegant staircase rises to a spacious landing, gracefully connecting all three bedrooms. The principal bedroom is a generously proportioned double, enhanced by dual windows that bathe the room in natural light. A ceiling fan offers year-round comfort, while a fitted double wardrobe provides excellent storage without compromising on style. The second bedroom is also a comfortable double, featuring twin windows that capture picturesque views across open fields. Thoughtful touches such as eaves storage and a charming hand basin add to the room's individuality and appeal. The third bedroom, equally well-sized, is currently arranged as a serene study, an ideal space for quiet work or reflection, though easily adaptable to suit individual needs.

Outside

Set within an established and gently tended plot of approaching half an acre, this enchanting country home offers a rare sense of seclusion and connection to the land. Surrounded by sweeping views of unspoilt countryside, the setting is ideal for those seeking a quieter pace of life. A paved patio adjoins the rear of the home, providing a lovely spot for morning coffee, outdoor dining, or simply soaking in the sights and sounds of the garden. The grounds are rich in rural charm, thoughtfully laid out with a variety of mature trees, flowering shrubs, and ornamental planting, complemented by a productive vegetable patch and a peaceful wildlife pond. Scattered throughout the garden are a number of characterful outbuildings, including a potting shed, green house, and a timber-framed summerhouse, perfect for quiet retreat, creative work, or afternoon reading. A substantial multi-room outbuilding, complete with power and plumbing, offers excellent versatility. It includes a workshop, sewing room, store area, and a cloakroom, ideal for hobbies, small-scale rural enterprise, or additional working space or conversion to a granny annex or 'Airbnb' potential.

Parking

Ample parking for several vehicles and detached garage with up and over door.

Location

Nestled in the heart of the picturesque Test Valley, the village of Mottisfont offers a peaceful rural setting surrounded by beautiful Hampshire countryside. The village is home to the renowned Mottisfont Abbey and Gardens, owned by the National Trust, and benefits from scenic walks along the Test Way. Conveniently, Mottisfont & Dunbridge station provides direct rail links to Salisbury, Southampton, and Romsey, with further connections to London via nearby Winchester or Andover. The market town of Romsey is just a short drive away, offering a range of shops, amenities, and schools.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Tenure

Freehold

Heating

Oil

Drainage

Septic tank and soakaway

Council Tax

Test Valley - Band F

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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