



Lavender Cottage | £715,000  
Common Hill Road, Braishfield, Hampshire, SO51 0QF





# Lavender Cottage

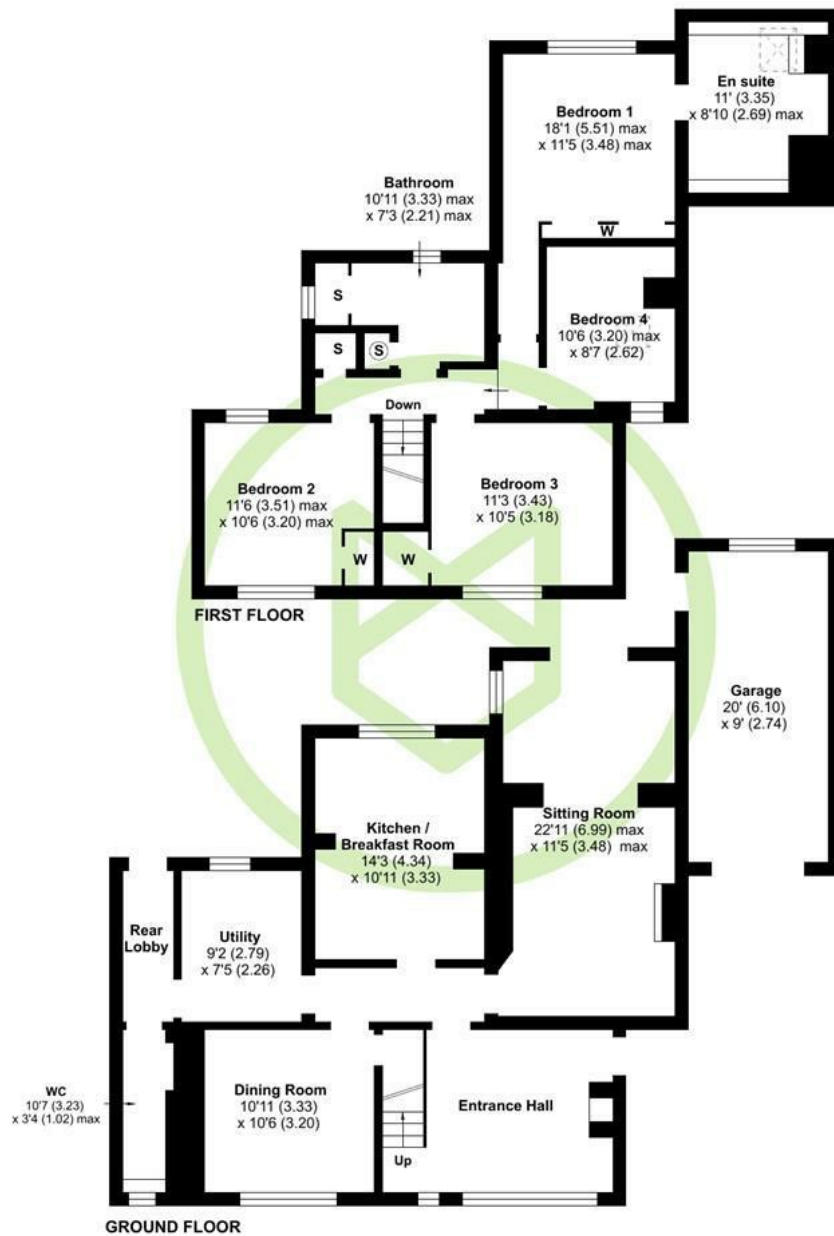
Common Hill Road, Braishfield, Hampshire, SO51 0QF

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Approximate Area = 1891 sq ft / 176 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Henshaw Fox Ltd REF: 852478

## Summary

A beautifully presented cottage located in the heart of Braishfield village, offering spacious and light accommodation, and a wonderful southerly facing rear garden. Comprising four double bedrooms, a four piece en-suite, a four piece family bathroom, sitting room, dining room, large entrance hallway, modern kitchen/breakfast room, utility room, downstairs WC, large rear garden, driveway parking and garage.

## Features

- Characterful cottage in the heart of Braishfield village
- Beautifully presented with spacious and light accommodation
- Four double bedrooms, four piece en-suite and family bathroom
- Sitting room, dining room and large entrance hallway
- Kitchen/breakfast room, utility room and downstairs WC
- Wonderful southerly facing rear garden
- Driveway parking and garage

## EPC Rating

Energy Efficiency Rating  
Current E  
Potential D

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## Ground Floor

The welcoming entrance hallway provides access to the inner hallway and first floor via the stairs. The sitting room has an open fireplace providing the perfect focal point and doors opening to the southerly facing rear garden. The kitchen/breakfast room has been refitted with a range of cupboards and drawers, there is a butler sink, a breakfast bar, fitted bench with storage, a built in dishwasher, fridge, freezer, space for 'Rangemaster' style oven and fitted extractor canopy over. The dining room has ample space for dining table and chairs. The utility room has fitted cupboards, space and plumbing for a washing machine and a door leading to the rear lobby which leads to the garden. The downstairs WC has a WC and wash basin.

## First Floor

The first floor landing provides access to the four double bedrooms, the family bathroom, linen cupboard and loft space. Bedroom one is a generous double room, benefitting from fitted wardrobes and views over the rear garden. The ensuite is fitted with a four piece suite comprising WC, wash basin, bath with shower attachment, enclosed shower cubicle and heated towel rail. Bedrooms two, three and four are double rooms, bedroom two benefits from a fitted wardrobe and bedroom three a built in wardrobe. The family bathroom is fitted with a four piece suite comprising WC, wash basin, bath, enclosed shower cubicle, heated towel rail and airing cupboard.

## Outside

The beautiful rear garden benefits from pleasant southerly aspect and a great deal of privacy. A patio area adjoins the rear of the home, there are raised shrub borders, a large area laid to lawn, an area for a hot tub, a greenhouse and an open bar area.

## Parking

Driveway parking is provided to the front of the home, leading to the garage which has double doors, power and lighting.

## Location

The picturesque village of Braishfield is located on the outskirts of Romsey. Various local amenities include a primary school, public houses, village hall, cafe, footpaths and bridle ways into the beautiful Test Valley. Further amenities can be found within a few minutes drive. Braishfield is perfectly positioned for access to many good road links, Romsey train station and the beautiful city of Winchester.

## 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.

## Sellers Position

Found property to purchase

## Tenure

Freehold

## Heating

Oil fired heating

## Primary School

Braishfield Primary School

## Secondary School

The Romsey School

## Council Tax

Band F - Test Valley Borough Council

## 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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