



Henshaw
Fox

Giggleswick Cottage | £950,000
Salisbury Road, Ower, Hampshire, SO51 6AN



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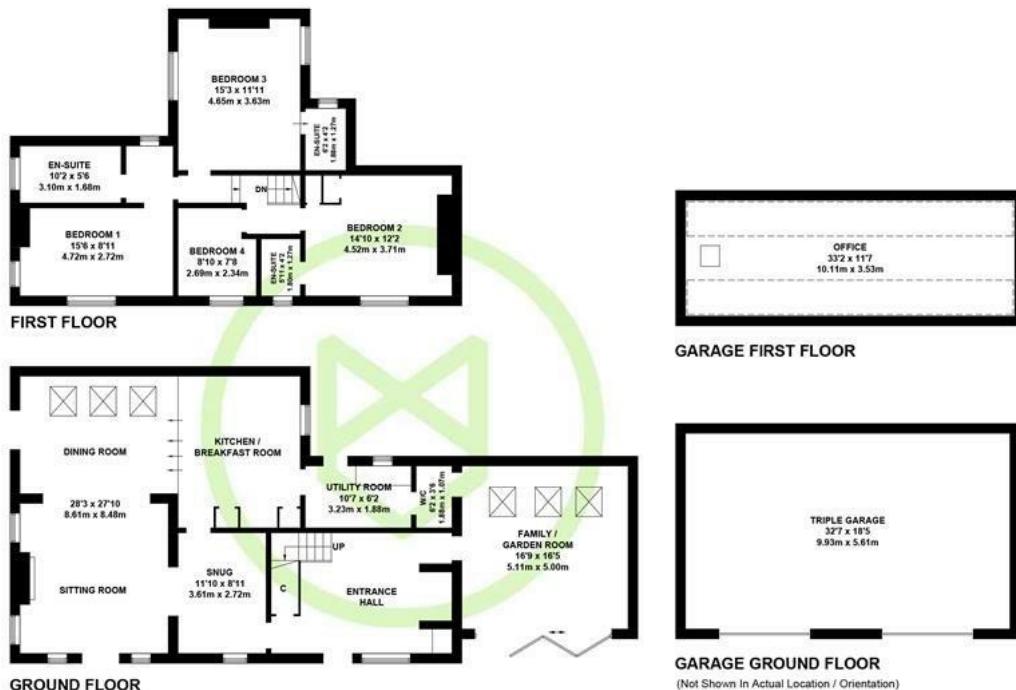
Giggleswick Cottage
Salisbury Road, Ower, Hampshire, SO51 6AN

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Summary

A beautiful period cottage, discreetly positioned on a plot measuring approximately 0.40 of an acre and offered for sale with no chain. The home has been tastefully extended, is light, spacious and perfectly blends character with a traditional, yet modern feel. The ground floor provides a sitting room opening into dining room with vaulted ceiling, a modern kitchen/breakfast room with utility room, snug, entrance hall with open fire place and stunning garden/family room. The first floor hosts four bedrooms, three of benefit from en-suites, all with views of the surrounding gardens. Outside are beautifully kept gardens, a triple garage and gated driveway parking for several vehicles.



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1372 SQ FT / 127.5 SQ M
FIRST FLOOR = 800 SQ FT / 74.3 SQ M
GARAGE GROUND FLOOR = 643 SQ FT / 59.7 SQ M
GARAGE FIRST FLOOR = 385 SQ FT / 35.8 SQ M
TOTAL = 3200 SQ FT / 297.3 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1127905)

Summary

- A beautifully presented period cottage located in the village of Ower
- Well positioned for access into Romsey, The New Forest, Southampton and Winchester
- Gated driveway and triple garages
- Mature, attractive gardens and an overall plot of approximately 0.45 of an acre
- Four bedrooms, three of which have access to en-suites
- Sitting room, family room/garden room, dining room and snug
- No forward chain
- Thatched roof replaced in December 2022

EPC Rating

Energy Efficiency Rating
Current E
Potential D

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Ground Floor

The welcoming reception hallway features an open fire place, provides access to the family/garden room, snug and access to the first floor via the staircase. The sitting room is large room, with double doors opening to the front of the home, the dining room has a stunning vaulted ceiling with skylights and doors opening to the side gardens. A step leads up to the kitchen/breakfast room, which is fitted with a range of handmade cupboards and drawers, granite worktops, a butler sink, an 'AGA', integrated 'Bosch' dishwasher and central island. The utility area has space for a washing machine and the fridge/freezer, a door opens to the rear garden and also to the downstairs WC. The family/garden room is a wonderful addition to the home, featuring a vaulted ceiling with skylights and five pane bi-folding doors, flooding the room with light. Currently used as a home office, this room would make a fabulous second sitting room, reading room or could be utilised many other ways.

First Floor

The spacious first floor landing provides access the four bedrooms, all of which enjoy views of the gardens surrounding the home. Bedroom one is a generous double room with a pleasant double aspect, access leads to the en-suite which is fully tiled and fitted with a stylish four piece suite comprising WC, wash basin with fitted storage under, bath with shower attachment, walk in shower and a heated towel rail. Bedrooms two and three are both double rooms, both have access to further en-suite shower rooms. Bedroom four is a generous single room which would also serve well as a study/home office or dressing room.

Outside

The gardens are a particular feature of the home, with the plot measuring approximately 0.45 of an acre in its entirety. From the driveway, a path flanked by hedging leads to the front door, a beautiful large lawn adjoins well stocked borders with established hedging and trees, and a patio area wraps around the home with plenty of space for external dining furniture.

Parking

Remotely controlled gates open to a large driveway, which provides parking for many vehicles. A triple garage space has power and lighting, and space in the roof which has the potential to be utilised as accessible storage or a potential office.

Location

The desirable village of Ower is on the edge of Romsey, and a short distance from the New Forest National Park, offering miles of beautiful walks and bike rides on the doorstep, as well as places of interest and natural beauty. A comprehensive range of amenities in neighbouring villages include well regarded local schooling for all ages, public houses, easy access to the motorway networks and direct access to London Waterloo via Totton, Ashurst or Southampton Airport Parkway.

Sellers Postion

No forward chain

Age

1800s

Tenure

Freehold

Heating

Oil fired heating

Infant an Junior School

Calmore Infant and Junior Schools

Secondary School

Testwood School

Council Tax

Band F - New Forest District Council

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.

Terms and Conditions

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 included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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