Hillside Cottage Haccups Lane | £825,000

Michelmersh, Hampshire, SO51 0NP

Henshaw Fox

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Michelmersh, Hampshire, SO51 0NP

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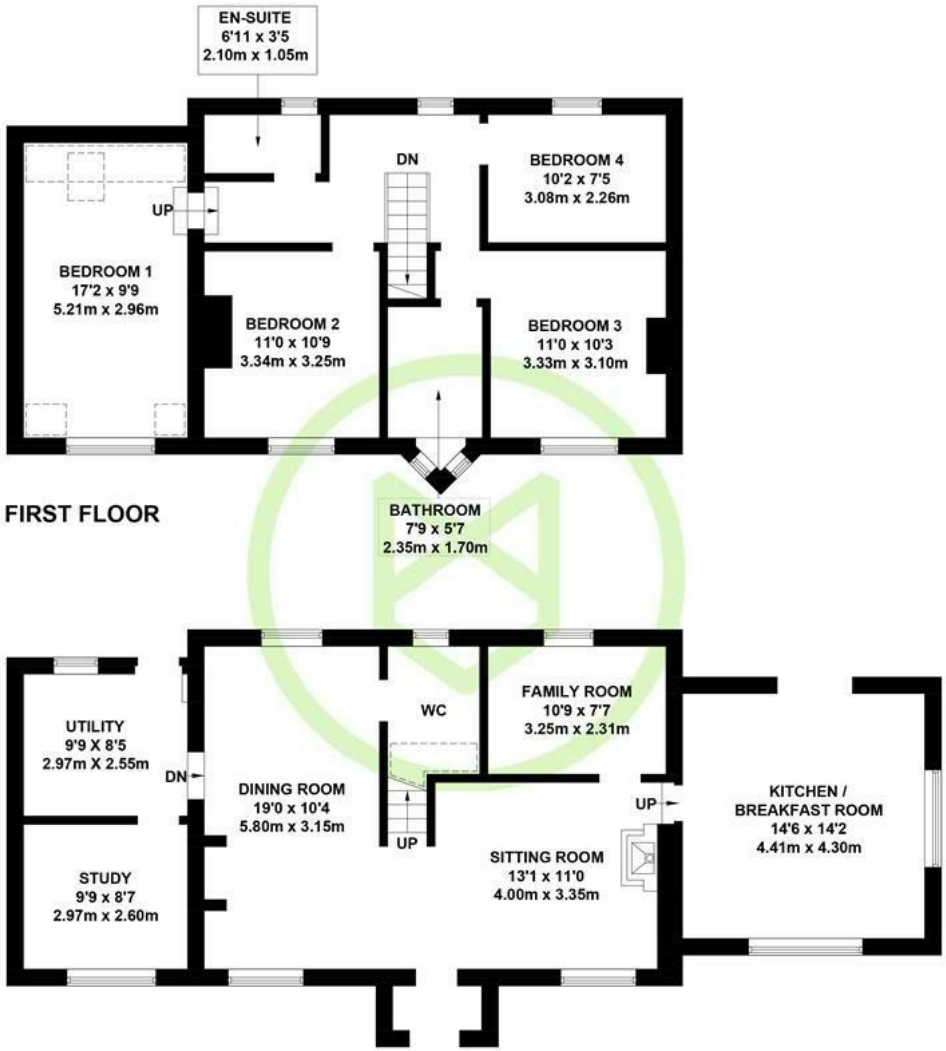

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 922 SQ FT / 85.67 SQ M
FIRST FLOOR = 704 SQ FT / 65.4 SQ M
TOTAL = 1626 SQ FT / 151.07 SQ M

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1338731)

Summary

A sympathetically renovated cottage occupying a peaceful and idyllic position along Haccups Lane in Michelmersh, offering light and spacious accommodation that beautifully blends the character of the original home with a traditional yet modern feel. The ground floor provides a sitting room opening into the dining room, study, family room, a newly fitted kitchen/breakfast room with integrated appliances, utility room, study and further family room. The first floor hosts four bedrooms, all enjoying views across the gardens or surrounding countryside, together with an en-suite shower room and family bathroom. Outside are beautifully kept gardens and gated driveway parking for several vehicles. Offered for sale with immediate occupancy available.

Features

- Sympathetically renovated character cottage, offered for sale with no chain
- Peaceful semi-rural position along Haccups Lane, Michelmersh
- Four bedrooms, newly fitted en-suite and family bathroom
- Sitting room with wood burning stove, dining room, family room and study
- Newly fitted kitchen/breakfast room with integrated appliances
- Gated driveway parking
- Well positioned for access into Romsey, Stockbridge and Winchester
- What3Words Location: ///robes.touched.smiled

EPC Rating

Energy Efficiency Rating
Current D
Potential C

Hillside Cottage, Haccups Lane,

Michelmersh, Hampshire, SO51 0NP

Accommodation
An entrance porch provides a useful space for shoes and coats. The sitting room is a characterful room with a wood-burning stove providing a beautiful focal point, with an opening leading through to the dining room. The dining room enjoys a pleasant double aspect overlooking both the front and rear of the home and provides a natural space for entertaining. The kitchen/breakfast room has been refitted with a traditional kitchen comprising a range of soft-closing cupboards and drawers, together with a central island incorporating further storage and a breakfast bar. Integrated appliances include a 'Siemens' double oven, 'Siemens' fridge/freezer and 'Siemens' dishwasher, inset into the island is a hob with integrated ventilation, Double doors open directly onto the rear garden and the room enjoys a triple aspect. The utility room provides space and plumbing for a washing machine and tumble dryer, fitted storage cupboards house the 'Vaillant' boiler, and a door opens onto the garden. Completing the ground floor is the downstairs WC and two additional reception rooms, both provide versatile additional living space and could equally serve as second sitting rooms, home offices, playrooms or reading rooms, depending upon requirements.

The first floor landing provides access to all four bedrooms and the family bathroom. Bedroom one is a generous double room enjoying south-westerly views. A door opens into the en-suite shower room, fitted with a WC, wash basin and enclosed shower cubicle. Bedrooms two and three are both double rooms overlooking the front of the home, whilst bedroom four is a good-sized room enjoying views across the rear garden. The family bathroom is fitted with a white suite comprising a WC, wash basin and bath with shower over.

Outside
The rear garden offers a peaceful and quiet setting, with paving adjoining the rear of the home providing an ideal space for outdoor seating and dining. The remainder of the garden is predominantly laid to lawn, framed by established hedging and trees. Pedestrian side access leads to the front of the home, whilst double gates to the opposite side provide vehicular access between the front and rear.

Parking
Gated driveway parking is provided for several vehicles.

Location
The picturesque and peaceful village of Michelmersh is positioned approximately three miles north of Romsey, occupying higher ground overlooking the beautiful Test Valley countryside. Haccups Lane enjoys a particularly peaceful semi-rural setting, whilst remaining well placed for access to Romsey town centre, Romsey railway station and the surrounding road network. Nearby are Mottisfont Abbey, Sir Harold Hillier Gardens and an abundance of countryside walks, whilst Romsey provides an excellent range of independent shops, restaurants, leisure facilities and everyday amenities. The cities of Winchester and Southampton are also within easy reach, together with access to the M27 and M3.

Sellers Position
No forward chain

Tenure
Freehold

Heating
Gas central heating via LPG (recently installed system) - underfloor heating on ground floor

Drainage
Mains drainage

Primary School
Awbridge Primary School

Secondary School
The Romsey School

Council Tax
Band G - 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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