



## Manor Cottage

1 Lower Road | Bedhampton | Hampshire | PO9 3LH

FINE & COUNTRY

# STEP INSIDE

Manor Cottage | Freehold | Council Tax Band F | £950,000

A Grade II Listed detached family home which has been sympathetically extended encompassing a number of original and character features. The main house has 2314 sq ft of living accommodation arranged over three floors and comprises: reception hall, five reception areas/rooms, a cloakroom and kitchen on the ground floor with five bedrooms and large family bathroom on the upper two floors. Sitting on grounds measuring approximately 0.35 of an acre with mature gardens with a manicured lawn, wild flower areas and established trees, a brook/stream, a potting shed, gated parking and a double garage. Lower Road is in the centre of the historic conservation hamlet of Old Bedhampton and approximately 1½ miles from mainline Havant railway station and within easy access to commutable road links, the social and shopping area of Gunwharf Quays, the historic City of Chichester and the South Downs National Park are all within a 20 minute drive. Early internal viewing of this truly family home is strongly recommended in order to appreciate the accommodation and location on offer.

**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in an easterly direction taking the second exit off the A3(M) roundabout into Bedhampton Hill Road, then take the third exit off the roundabout into Bedhampton Road, bear immediately right into Brookside Road, bear right into Lower Road where Manor Cottage can be found immediately on the left hand side.

**ENTRANCE:** Brick and flint retaining wall with gateways providing pedestrian and vehicular access to tarmac driveway, to the left hand side

of the property is a driveway with turning and parking for numerous cars. Leading down to the brook is a wildflower area running to the left hand side, detached garage block, flint retaining walls and flowerbeds to the front door with shingled area to one side, lighting, arched topped doorway with letterbox to one side leading to:

**HALLWAY:** Red brick tiled flooring, windows to front aspect, radiator, beams to ceiling, large part-glazed internal door with further door leading to family room.

**INNER LOBBY:** Red tiled flooring, door leading to breakfast room, built-in storage cupboard.

**CLOAKROOM:** Concealed cistern w.c. with shelf over, window to side aspect, pedestal wash hand basin, radiator.

**BREAKFAST ROOM:** 14'5" x 9'4" Square opening leading to kitchen/dining room, maximum depth of overall rooms 24'0". Feature brick surround fireplace with wooden mantel and brick over, brick hearth and log burner, tiled flooring, built-in larder with window to side aspect and automated lighting, range of shelving, dresser style unit with bookshelves to upper section with drawers and cupboards under, dimmer switch, beams to ceiling and spotlights, panelled door leading to internal lobby.

**KITCHEN / DINING ROOM:** 21'1" max width x 13'9" Dividing wall to part with peninsular work surface dividing rooms.

**Kitchen:** Comprehensive range of cream fronted floor units with wooden fronted wall units, granite work surface with matching splashbacks,







inset double bowl butler sink with mixer tap and drainer to one side, two wall mounted units with glazed panelled doors, twin double glazed windows to rear aspect overlooking garden, small window to side, space for free standing range style cooker with black splashback with black extractor hood, fan and light over, tiled flooring, integrated fridge, washing machine and Bosch dishwasher with matching doors, brushed steel fronted power points, vaulted ceiling with spotlights, opening to:

**DINING ROOM:** Dining Room: Large skylight window, matching tiled flooring, door with glazed panel leading to internal lobby, sliding double glazed doors on two aspects leading to patio areas and overlooking garden with corner glazed panel and external wooden bean support.

**INTERNAL LOBBY:** Red tiled flooring, radiator, painted walls with exposed beam, large internal door leading to:

**HALLWAY:** Staircase rising to first floor with understairs storage cupboard, doors to primary rooms, low level built-in cupboard.

**FAMILY ROOM:** 13'7" x 10'5" measurements to front of chimney breast 13'0" maximum. Door to one side leading to entrance hall, windows to front aspect with radiator under, large built-in storage cupboard with shelving, further low level cupboard, cast iron surround fireplace with tiled inlay, coal effect living flame gas fire (not tested), built-in storage cupboard with range of shelving, beams to ceiling, painted panelling to walls.

**STUDY:** 13'0" x 9'7" Windows to front aspect with radiator under, corner chimney breast with painted brick, wood surround fireplace with cast iron grate, large, panelled door.

**SITTING ROOM:** 13'4" x 13'0" Corner chimney breast with log burner, wood surround and panelling over, brick inlay with stone hearth, exposed beams to ceiling, windows to rear aspect overlooking garden with radiator under, large, panelled door.

**FIRST FLOOR:** Split level landing, exposed brick and beams to wall, small window to rear aspect, stairs rising to primary landing.

**PRIMARY LANDING:** Doorway to inner landing, built-in cupboard with hanging space and shelving, door and stairs rising to top floor.





**BEDROOM 1:** 13'4" x 13'0" Corner chimney breast with cast iron surround and tiled hearth, exposed beam to ceiling, windows to rear aspect overlooking garden with radiator under, panelled door.

**FEATURE BATHROOM:** 9'8" x 9'3" Window to rear aspect overlooking garden with radiator under, Armitage Shanks oval wash hand basin, granite surround and splashback with cupboards under, concealed cistern w.c. with shelf over, double ended white panelled bath with central mixer tap, splashback and plinth taps, walk-in shower area with glazed panel and wood support beams, ceiling spotlights, chrome heated towel rail, tiled flooring, some panelling to walls.

**BEDROOM 2:** 13'9" x 10'4" measurements do not include recessed area to one side of chimney breast, cast iron grated and tiled hearth, built-in cupboard to one side housing hot water cylinder, windows to front aspect with radiator under.

**BEDROOM 3:** 12'11" x 9'9" Window to front aspect with double radiator under, beams to ceiling, panelled door.

**TOP FLOOR:** Landing with access to loft space, built-in double doored cupboard.



# Manor Cottage

**Approximate Gross Internal Area**  
**Main House = 2314 Sq Ft / 215.02 Sq M**  
**Garage = 348 Sq Ft / 32.33 Sq M**  
**Potting Shed = 148 Sq Ft / 13.73 Sq M**  
**Total = 2810 Sq Ft / 261.08 Sq M**

Outbuildings are not shown in correct orientation or location.



**BEDROOM 4:** 13'4" x 12'2" measurements taken from approximately 4'10" off floor level with eaves to front and rear ceiling, central ceiling height 7'0", access to storage eaves, radiator, window to side aspect, panelled door.

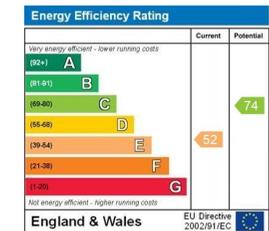
**BEDROOM 5:** 12'2" x 9'9" measurements taken from approximately 4'10" off floor level with slight eaves to front and rear ceilings restricting headroom, central ceiling height 7'0", access to storage eaves, window to side aspect with radiator under, panelled door.

**OUTSIDE:** Wrapping to the rear of the is a paved pathway returning past the dining room to a large patio area with pillared gateway to the front, raised brick retaining wall, sunken flowerbed leading to large lawned garden. To the right-hand side of the garden is a brick and flint wall with wooden built pergola, the wall continues at a right angle with vegetable garden, flowerbeds and stepping stone pathway, to the left hand side is a low brick curved retaining wall and shingle pathway with further brick pathway leading to brook/stream and wild flower areas with steps leading down to the brook with seating areas.

**DETACHED GARAGE:** 21'3" x 16'7" Twin doors to front aspect, wooden clad, pitched concrete tiled roof.

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.



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