



Nony
Kerr - Smiley
FREELANCE ESTATE AGENT

1 Post Office Cottages, Easton, Hampshire SO21 1EF
Guide Price £950,000 Freehold

Nony
Kerr - Smiley
in association with
MARTIN&CO

MARTIN&CO

I Post Office Cottages, Avington Park Lane, Easton

3 Bedrooms, 2 Bathrooms

Guide Price £950,000

- Beautifully presented Grade II Listed terraced cottage
- Central village location in sought-after Easton
- Sitting room with impressive inglenook fireplace
- Separate study/snug with feature fireplace
- Recently refitted open-plan kitchen/dining room with doors to garden
- Three double bedrooms, family bathroom and ensuite to the principal bedroom
- Large utility room and separate cloakroom
- Cottage front garden and stunning walled rear garden
- Greenhouse and substantial garden storage shed
- Ample private off-road parking with electric car charging point
- Council Tax Band F, EPC Band C



1 POST OFFICE COTTAGES, AVINGTON PARK LANE, EASTON

The quintessential English country cottage, 1 Post Office Cottages is a beautifully maintained Grade II Listed three-bedroom home in the heart of Easton, one of Hampshire's most sought-after villages.

Believed to date from the late 18th century, the cottage has immense character, with red-brick elevations beneath a traditional reed-straw thatched roof, delightful eyebrow dormers and a particularly pretty façade softened by climbing roses and cottage planting.

Inside, the house successfully combines its considerable period charm with the comforts of modern living. Exposed timbers, old brickwork and traditional detailing remain very much part of its character, while the current owners have carefully maintained and improved the property, introducing a contemporary kitchen and well-appointed bathrooms without compromising the integrity of the original building.

The front door opens directly into a generous sitting room, a wonderfully atmospheric space with substantial exposed ceiling beams and an impressive inglenook fireplace housing a feature stove with simulated flames. A large built-in cupboard provides useful storage, while an original rear window, now internal, follows the evolution of the cottage over the years.

Alongside is a charming study or snug overlooking the front garden. This is perhaps one of the most characterful rooms in the house, with exposed historic wattle and daub providing a tangible reminder of the cottage's age and construction. It makes an appealing home office, reading room or more intimate second reception space.





To the rear, the older fabric of the cottage gives way to a spacious and recently refitted open-plan kitchen and dining room.

Designed for everyday family life as much as entertaining, the kitchen is fitted with an extensive range of contemporary cabinetry and integrated appliances centred around a long island.

There is ample room for a substantial dining table while double doors open to the garden and bring excellent natural light into the room.

The adjoining utility room is unusually generous for a house of this type and houses sink unit in a wood effect work surface above useful fitted cupboards and drawers, a modern Worcester boiler and space for washing and drying machines, together with plenty of room for additional refrigeration, freezers or storage if required.

A smart cloakroom is incorporated within the room, and a stable door provides a further connection with the rear garden.





One of the more unusual and useful features of the cottage is its two separate staircases, giving the first-floor accommodation a degree of independence and privacy that works particularly well for families and visiting guests.

The principal bedroom is in the rear modern section of the property and is approached by its own private staircase, creating an appealing sense of separation from the other bedrooms. A generous double room with extensive built-in storage, it is complemented by a modern en-suite bathroom, bringing a level of practicality and comfort not always found in a period cottage.



The other staircase serves two bedrooms, together with a contemporary, and recently refitted, family shower room.



1 POST OFFICE COTTAGES, EASTON: USEFUL INFORMATION

THE PROPERTY: A Grade II Listed terraced thatched cottage believed to date from the late 18th Century and is situated in the Easton Village Conservation Area and is within the South Downs National Park (SDNP).

The property is part thatched with Reed Straw, the front thatch and the ridge were renewed in 2021, the modern extension to the rear is roofed with clay tiles. There is a small area of modern flat roof. The elevations are traditional red brick.

Significant alterations undertaken in 1982 with construction of a two-storey rear extension and with further extension/renovations in 1998, 2010 and 2024. Planning details may be found on the SDNP website.

Overall plot size of 0.16 acres.

Tenure: Freehold

Services: All Mains services are connected.

Parking: Private off road parking

EPC Band C, Council Tax Band F

Flood Risk: (Source: Govt Environment Agency) Surface Water & rivers and seas: Risk 'very low'

Broadband (Source: Ofcom) Superfast broadband available: 80mbps download

Local Authorities: Hampshire County Council, Winchester City Council, Itchen Valley Parish Council. PARKING:

A driveway leads behind the terrace to a large private parking area adjoining the garden. Further unrestricted parking is available on street.



EASTON, THE VILLAGE:

Easton is a much loved and sought after village in the Itchen Valley, only a few minutes drive to both Winchester City centre and the Georgian market town of Alresford.

It has a strong local community and boasts two pubs, The Cricketers and the Chestnut Horse, the latter of which has recently been refurbished under new ownership, with a restaurant, cafe and a deli.

There is a beautiful village church, St Mary's, which dates to early Norman times, a village hall where many local events and amateur dramatics take place, a small garage, and a local village cricket team.



SCHOOLING:

Post office Cottages is close to good schools both in the state and independent sector.

The catchment schools are Itchen Abbas Primary School, Henry Beaufort Senior School and Peter Symonds 6th Form College.

Local independent schools include St Swithuns School, Twyford School, Princes Mead, The Pilgrims School and Winchester College, each of which is within just a few minutes drive.





OUTSIDE: The cottage is set back from the road with a new brick and flint garden wall screening a traditional English cottage front garden, with flowering shrubs, lawn and a small seating area to catch the sun and watch the world go by. There are roses rambling over the windows and the front door.



Double French doors open from the Kitchen to a large sun terrace, framed by planted flower beds and delightfully secluded by attractive brick and flint walls. A short flight of steps leads up to the impressive rear garden, this L-shaped space is enclosed by walls and features a charming variety of native trees, planted borders and shrubs alongside a sweeping lawn.

VEGETABLE GARDEN: Turning a corner and the lawn continues to a dedicated vegetable patch with raised beds and a green house. A large garden shed with both power and light provides great storage and workshop space.

PARKING: A gate pierces the rear garden wall leading to an area of private parking which provides space for at least three vehicles, where the current owners recently installed a useful EV charging point.



Approximate Gross Internal Area = 139.7 sq m / 1504 sq ft
 Garden Shed = 11.0 sq m / 118 sq ft
 Total = 150.7 sq m / 1622 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzo Marketing (ID1328303)

MAC NKS

64 Parchment Street • • Winchester • SO23 8AT
 T: 01962 843346 • E: winchester@martinco.com

01962 843346

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.