

2 BRIDGE COTTAGES

Buddens Lane, Mislingford, PO17 6AY

Asking Price £750,000



WELLER
PATRICK



PROPERTY FEATURES

An attractive semi-detached character property set within half an acre located close to the Meon Valley bridle path

Lobby ● Utility Area ● Cloakroom ● Kitchen / Dining Room ● Family Room ● Living Room

Four Bedrooms ● En-Suite ● Family Bathroom

Double Garage ● Driveway Parking ● Gardens & Grounds of Approx. Half an Acre ● Viewing Recommended



DESCRIPTION

Set in a delightful countryside location and backing onto open fields, this attractive semi-detached character property offers both charm and space, with grounds extending to approximately half an acre.

The historic Meon Valley bridle path is close by, adding to the appeal for those who enjoy walking, cycling, or riding in beautiful surroundings.

The property provides spacious and flexible accommodation, including four double bedrooms, an en-suite to the principal bedroom and a family bathroom. Traditional features enhance the character, while the inviting sitting room, with its log-burning stove, creates a warm and welcoming focal point.

The heart of the home is the generous kitchen/dining/family room, designed for modern living with space for both dining and relaxing. The kitchen is fitted with attractive units, complemented by work surfaces with space for appliances. The dual-aspect sitting room features a large bay window plus, an attractive fireplace with wood-burning stove. The family room also enjoys a dual-aspect with French doors opening onto the garden.

A rear lobby leads to a useful utility room with additional storage and appliance space, while a cloakroom with WC completes the ground floor.

Upstairs, there are four well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom.

Outside the property is approached via a driveway providing ample parking and access to a double garage with power and lighting.

The gardens are a standout feature, mainly laid to lawn and beautifully planted with a variety of trees, shrubs and borders. To the rear, a patio and seating area offer the perfect space for outdoor entertaining, along with a raised patio enjoying views across the adjoining fields. There is also a dedicated vegetable area and a greenhouse for keen gardeners and garden shed. Additionally, there is a gated paddock area, where the current owners keep chickens.

The village offers a rural yet convenient lifestyle, surrounded by stunning countryside with numerous walking and riding opportunities. The area offers a strong village community, including a primary school located in nearby Newtown and secondary school in nearby Swanmore. The traditional country town of Bishops Waltham is just a short drive away, as is the village of Wickham, both offering a range of shops and services. The major South Coast centres of Southampton, Portsmouth, Fareham, and Winchester are all within easy reach, as are the M3 and M27 motorways, Southampton Airport, and mainline rail services.

DIRECTIONS

From the Bishops Waltham roundabout by the Crown Inn take the B2177 to Waltham Chase. At the traffic lights turn left onto Forest Road. At the cross roads continue onto Bishopswood Road. At the T junction turn left onto the A32 and immediately right. Bridge Cottages can be found on the left hand side just past the bridge.

Particulars prepared 13th May 2026

LOCAL AUTHORITY AND SERVICES

Winchester City Council

Council tax band E

Services Mains electricity and water. Private drainage.

VIEWINGS

By appointment through Weller Patrick.

Tel: 01489 893555





2 Bridge Cottages

Buddens Lane

Mislingford

PO17 6AY

**WELLER
PATRICK**

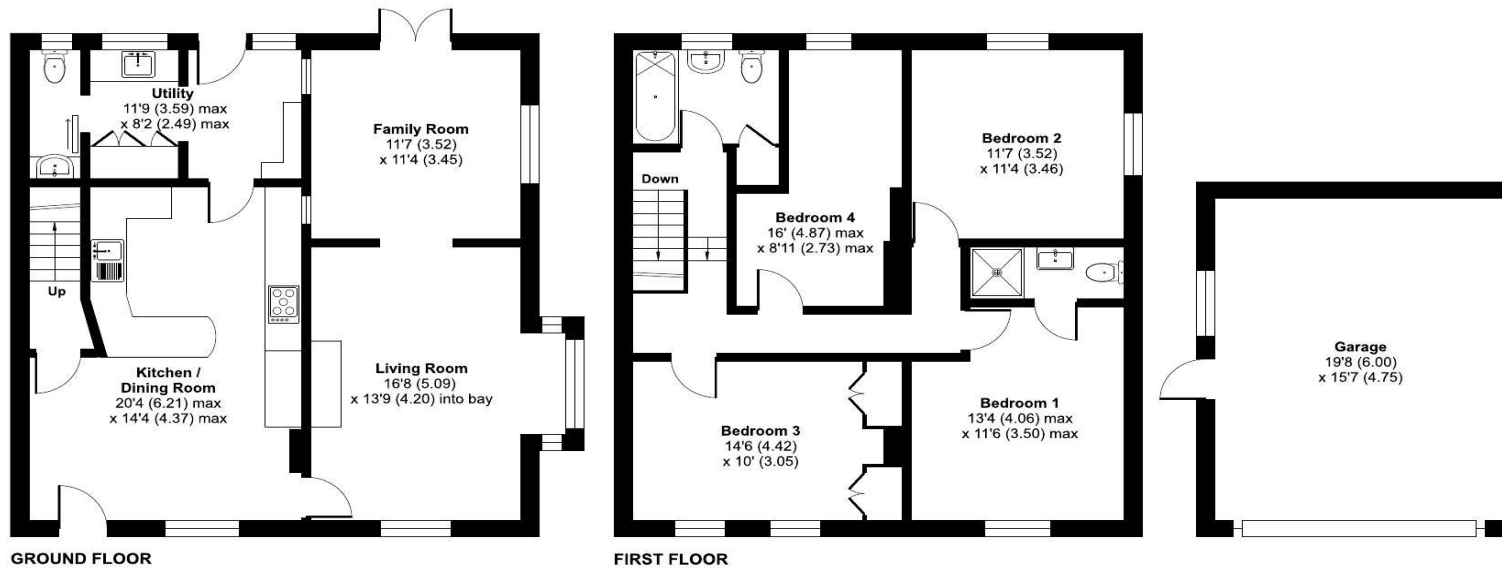
Buddens Lane, Fareham, PO17

Approximate Area = 1541 sq ft / 143.2 sq m

Garage= 307 sq ft / 28.5 sq m

Total = 1848 sq ft / 171.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	71
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM