



Nony
Kerr Smiley

The Smithy, Duke Street, Micheldever, SO21 3DF
Guide Price £750,000 Freehold

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in association with
MARTIN&CO

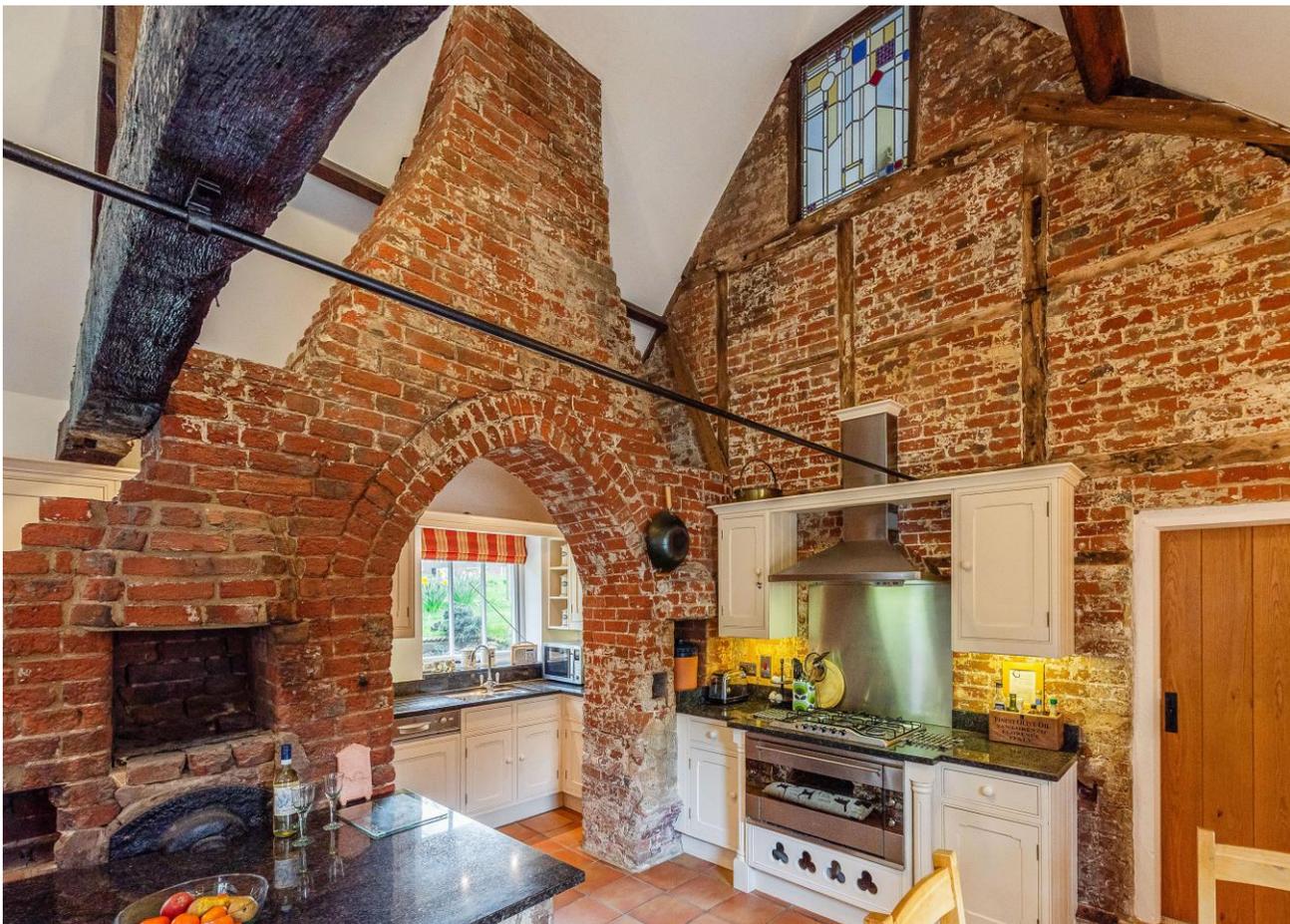
MARTIN&CO

Duke Street, Micheldever

3 Bedrooms, 2 Bathrooms

Guide Price £750,000

- Detached Grade II Listed three-bedroom home in sought-after Micheldever village
- Beautifully converted smithy with retained original character features
- Spectacular double-height kitchen, dining and living room
- Three double bedrooms including first floor principal suite and study area
- Separate utility room
- Flexible accommodation with bedrooms and bathroom on the ground floor
- Landscaped gardens with terrace, lawn and evening sun deck
- Gravel driveway, garage and workshop
- Short walk to village shop, church, village hall and pub.
- Close to Micheldever Station for direct rail services to London Waterloo
- Council Tax Band E, EPC Exempt due to Grade II Listed status



THE SMITHY, DUKE STREET MICHELDEVER, SO21 3DF

Set along one of Micheldever's most sought-after village roads, The Smithy is a truly special detached Grade II listed home steeped in local history and character. Once the village blacksmith's forge, this remarkable building has been thoughtfully converted to create a unique and comfortable home while preserving the architectural features that reflect its past.

Dating from shortly before 1799, The Smithy served the village as a working forge for almost two centuries, with the final blacksmith, Hugh Symes, retiring in 1995. The building was subsequently converted in 2000, carefully retaining many of the original features that give the property its distinctive charm today.

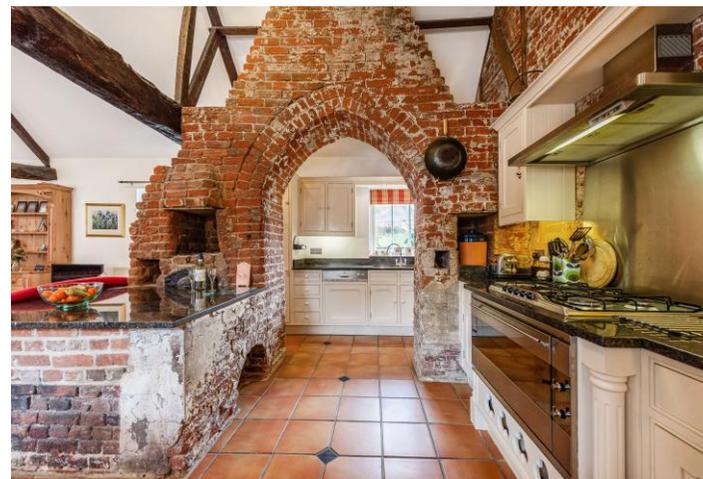
The front door, set beneath a welcoming porch, opens into a central hallway with views through the house towards the garden. From here the principal ground floor rooms are accessed, including two well-proportioned double bedrooms and a stylish family bathroom filled with natural light.

At the heart of the home lies the spectacular former forge – now a magnificent double-height kitchen, dining and living space which forms the true centrepiece of the property.

Original brick furnaces and chimney structures have been cleverly incorporated into the design, creating a kitchen of real character. Fitted with a range cooker, black quartz worktops and ample cabinetry, the space blends heritage and practicality with ease. There is plenty of room for a large dining table, perfect for family gatherings and entertaining, while a comfortable sitting area centred around a wood-burning stove offers a cosy place to relax.

Multiple windows bring in natural light and frame views of the garden and driveway, while the original stable door – once the entrance to the forge – opens directly to the outside and allows cooling summer breezes to flow through the space. A further area provides an ideal nook for a desk or reading corner, making the room wonderfully versatile.

Completing the ground floor are a generous utility room and separate cloakroom.







AND SO TO BED: Stairs rise to a bright and spacious landing illuminated by a Velux window, offering space for a study area and useful eaves storage. A charming internal feature window with colourful glazing looks down into the forge room below, enhancing the sense of volume and character within the house.

The principal bedroom occupies the first floor and provides a peaceful retreat, with built-in storage and light from both a dormer window and Velux. An adjoining en-suite bathroom is fitted with tiled flooring, half-tiled walls and a useful airing cupboard.

The arrangement of two bedrooms and a bathroom on the ground floor, together with the principal suite upstairs, creates flexible accommodation well suited to modern living.



THE SMITHY

THE PROPERTY

Construction: *The construction is brick with plain tile roof and a queen post roof with reused timbers. This is a Grade II Listed building.*

Services: *Mains water and mains electricity connected.*

Heating: *LPG (tank concealed beneath decking area) supplies a gas boiler for the hot water and heating system*

Waste: *The property benefits from a private waste treatment system.*

Local Authorities:
Hampshire County Council, Winchester City Council, Micheldever Parish Council

Broadband (Source: Ofcom) *Superfast Broadband is available, 80mbps download, 20mbps upload.*

Flood Risk (Source: Govt Environment Agency) *Surface Water, Rivers & Seas: all 'very low' risk.*

COMMUTING

MICHELDEVER STATION: Part of the popularity of Micheldever village is its proximity to Micheldever Station, which provides a regular train service to London Waterloo.

The station was originally named Andover Road until Andover got its own station, whereupon it changed to Micheldever Station, which then became a small village now encompassing the houses around it and The Dove Inn public house. A fun fact is that on 6th July 1895, the first motor car journey in England was undertaken from Micheldever Station!

Further rail links are available at Winchester City station, Basingstoke and Alton. Road connections are excellent with easy access to the M3, M27, A34, A33 and A303.

SCHOOLING:

Local catchment schools are Micheldever C of E Primary School, Henry Beaufort School, and the highly regarded Peter Symonds Sixth Form College. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.



THE VILLAGE

LOCATION: The Smithy is set on Duke Street which leads into the village centre, just a short distance from the village store, Micheldever CofE Primary School, St Mary's Church (which boasts origins dating from both the c13th and c16th!), with a further short walk in the other direction to the Half Moon and Spread Eagle, the well regarded local pub.

Micheldever is widely regarded as one of North Hampshire's most desirable villages, known for its strong community, beautiful countryside and convenient access to Winchester. The Smithy occupies a particularly attractive position within the village, offering the rare opportunity to own a piece of its living history.

Situated in beautiful rolling Hampshire chalkland, Micheldever village is believed to be of early mediaeval origins with a range of quaint and attractive streets lined with traditional village houses, both large and small. The River Dever, a tributary of the River Test, flows through the village, and there are numerous country pubs nearby. The village is an active and social community and enjoys a Village Shop, Public House, Village Hall, St Mary's Church Primary School, and other facilities. Furthermore, the historic Cathedral City of Winchester is easily accessed within 15 minutes.

USEFUL WEBSITES:

<https://stmarysmicheldever.co.uk/> *St Mary's Church (village church)*

<https://www.micheldever.hants.sch.uk/> *Micheldever Primary School*

<https://nichelocal.co.uk/services/Micheldever-/Convenience-Store/Micheldever-Village-Store.html> *(Micheldever Village Shop)*

<https://www.halfmoonandspreadeagle.co.uk/> *(local pub!)*

<https://www.micheldevervillages.org/villagefacilities> *Micheldever Village website*

<https://grattonsurgery.nhs.uk/> *(local GP practice)*

<https://www.nationalrail.co.uk/stations/micheldever/> *(Railway Station)*

<https://checker.ofcom.org.uk/en-gb/broadband-coverage> *(Ofcom Broadband checker)*



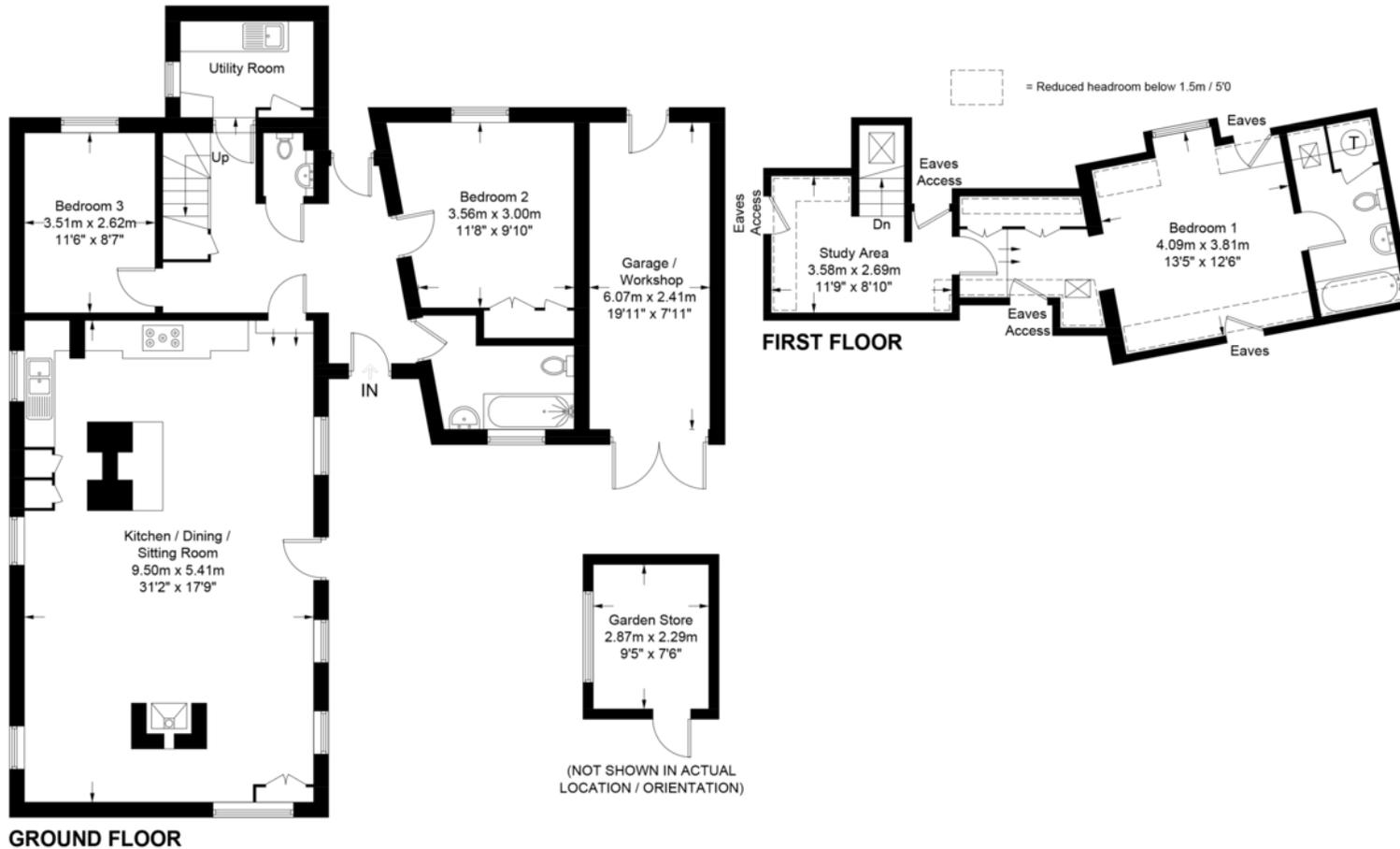


OUTSIDE: The Smithy sits attractively set back from the road behind a grassy bank edged with a traditional post-and-rail fence, which bursts into colour with spring flowers. A gravel driveway provides off-road parking and leads to the single garage.

The rear garden has been thoughtfully landscaped to create a private and peaceful setting. A sunny terrace is framed by brick-built raised beds planted with flowering bulbs and perennials, while steps lead up to a lawn and a secluded decked area ideally positioned to enjoy the evening sun. A mature cherry tree provides a beautiful focal point, and a picket gate opens to a further garden area along the side of the house.

The garage, with a generous wood store to the rear, is currently used as a workshop, and an additional shed offers useful storage for garden tools and furniture.

Approximate Gross Internal Area = 147.1 sq m / 1583 sq ft
 Garage / Workshop & Garden Store = 21.5 sq m / 231 sq ft
 Total = 168.6 sq m / 1814 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
 Created by Emzoo Marketing (ID1282706)

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