



# Moundsmere

— Estate Management —

**FOR SALE**

Weston Colley Cottage, SO21

Offers in excess of: £595,000



## ABOUT

A lovely three bedroom semi-detached cottage in a peaceful rural setting overlooking farmland.

Reception hall, sitting room, kitchen/breakfast room, conservatory, utility/cloakroom, three bedrooms, familybathroom, gardens. EPC Band E.

- Tenure: Freehold
- Log Burner
- Insulated shed with electric
- Conservatory
- No onward chain





## THE PROPERTY

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A spacious house offering well-proportioned threebedroomed accommodation extending to about 1306 sq.ftset in the most delightful position.

On the ground floor, the front door opens to the receptionhall from which the staircase rises to the first floor. Thesitting room faces the front and has a fireplace with logburning stove. The kitchen has a window to the side anddouble doors opening to the conservatory. It has anextensive range of units and a useful larder and there is anadjoining utility room/cloakroom. The conservatoryoverlooks the garden to the farmland beyond and hasdouble doors opening to the terrace.

On the first floor, there are two bedrooms and the familybathroom and from the landing, a staircase rises to thespacious third bedroom on the second floor.

**Micheldever Station 4 Miles (London Waterloo 57 minutes)**

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**Winchester 9 Miles (London Waterloo 58 Minutes)**

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**Basingstoke 15 Miles (London Waterloo 44 Minutes)**



Weston Colley is a small rural hamlet close to the village of Micheldever in the Basingstoke, Winchester and Andover triangle. Micheldever has a village shop, primary school, church and public house and more comprehensive facilities are found in each of the three larger towns. There are regular direct trains to London Waterloo from Micheldever Station. The A303 and M3 are within easy distance.

Micheldever Primary and Henry Beaufort Secondary are the catchment area schools. There is an additional primary school in South Wonston and excellent public schools including Twyford and Farleigh, Prince's Mead, St Swithun's for girls and Winchester College for boys. There is also Peter Symonds Sixth Form College in Winchester. There are some lovely rural walks nearby.



## OUTSIDE

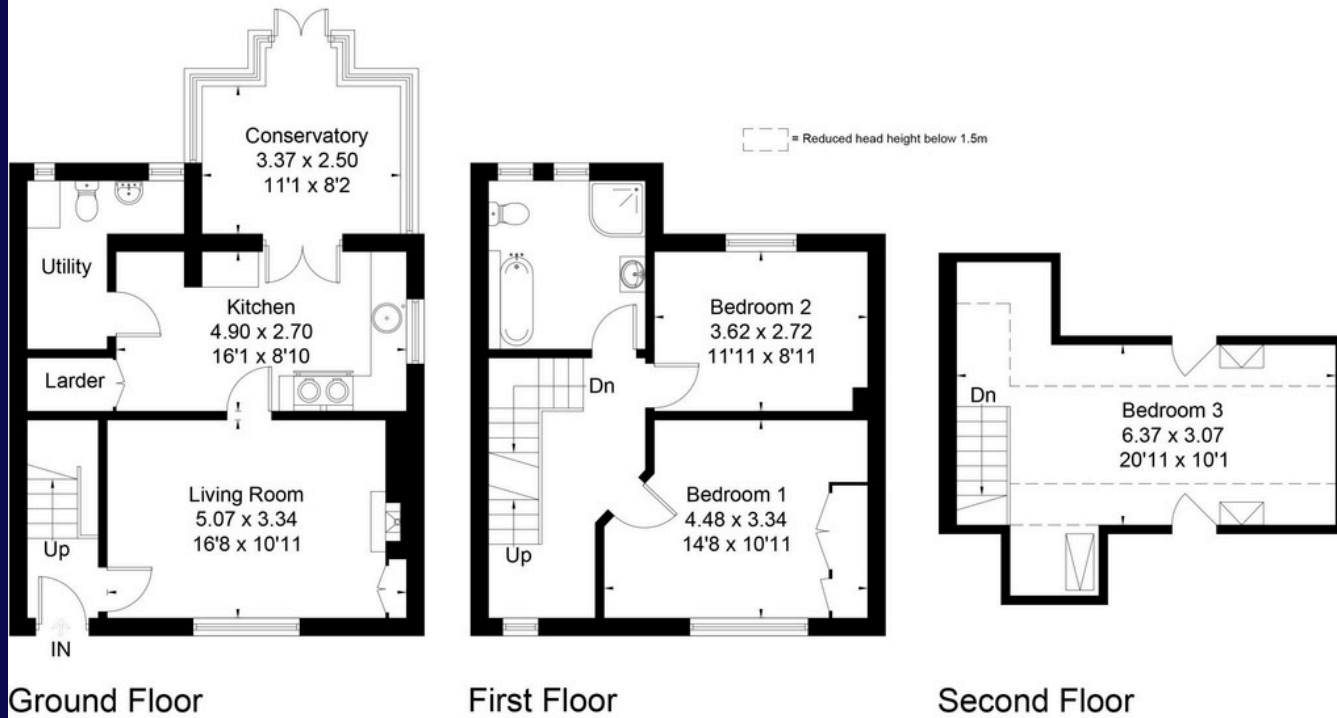
To the front, there is a paved and gravelled driveway providing ample parking. Gated access leads to the side and rear garden. It is fully enclosed and backs onto and overlooks farmland. Immediately adjacent to the property is a paved terrace, and there are flower and shrub beds and a second patio with garden shed (which is insulated with electric).

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## SERVICES

Mains water and electricity. Private drainage, Oil central heating.  
Local authority  
Winchester City Council : Band D

Approximate Floor Area = 121.3 sq m / 1306 sq ft



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