1 High Street, Droxford - SO32 3PA

Offers Over £325,000

WHITE & GUARD

1 High Street

Droxford, Southampton

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A beautifully appointed two bedroom character cottage positioned in a wonderful village location within the Meon Valley. Presented in outstanding order the property offers a re-fitted kitchen dining room and a cosy sitting room with log burning fire. Across the first floor are two double bedrooms and a well appointed bathroom suite. Externally there is an established private rear garden providing a delightful setting to enjoy.

LOCATION

The property is situated within the pretty village of Droxford and is only a two-minute stroll from the beautiful chalk stream and the River Meon. The village is also surrounded by wonderful countryside, many lovely walks and has a network of bridleways. Droxford also boasts a range of amenities including a post office, two garages, its own junior school, two pubs, a village store and village hall. The pretty market towns of Bishops Waltham and Wickham are also close by, with the Cathedral City of Winchester and Southampton Airport also benefitting from being just under half an hour away, with all main motorway access routes also being within easy reach for direct access to Portsmouth, Southampton, Winchester, Chichester, Guildford and London.

- CHARMING CHARACTER COTTAGE
- REFITTED KITCHEN DINING ROOM
- SITTING ROOM WITH LOG BURNING FIRE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY MAINTAINED REAR GARDEN

INSIDE

The front door opens into the entrance porch which provides useful shoe and coat storage while a further door leads through to the sitting room. The sitting room itself benefits from triple glazed windows (fitted in 2020) to the front elevation and features a log burning fire with fitted shelving to either side of the chimney breast. The kitchen dining room is set at the rear of the house and features an original quarry tiled floor that has been restored by the current owners and presents beautifully, in keeping with the age and charm of the house. The dining area has exposed beams and a half height wall set in herringbone brick work and the room transitions into the impressive re-fitted kitchen. Installed in 2021, the kitchen showcases a range of base level work units with quartz work surfaces over which incorporate an inset butler sink with traditional style brass mixer tap, induction hob, electric oven and space is provided for a Rayburn cast iron central heating range cooker. Further integrated appliances within the kitchen include a dishwasher and washing machine. A door to the rear provides direct access onto the private garden. Completing the ground floor space is an inner hall which has a flight of stairs leading to the first floor.

The first floor landing provides access to all rooms and allows access to the loft space and has a fitted airing cupboard which houses the hot water tank which was installed in circa 2021. The master bedroom is positioned at the front of the house and benefits from re-fitted triple glazed windows, the large double room has a good range of fitted wardrobes and still allows space for freestanding bedroom furniture. Bedroom two also a double room and currently in use as a study overlooks the rear garden. The re-fitted bathroom suite installed in Feb 2022 presents beautifully and offers a fitted roll top, claw foot bath with electric shower over, WC, wash hand basin, heated towel rail and half panelled walls.

OUTSIDE

The established rear garden has been lovingly maintained, laid to lawn with an extensive range of mature shrubs and plants. A shingled seating terrace can be found towards the rear of the garden, alongside an allotment area and timber framed workshop.

SERVICES:

Water, electricity, Oil heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach

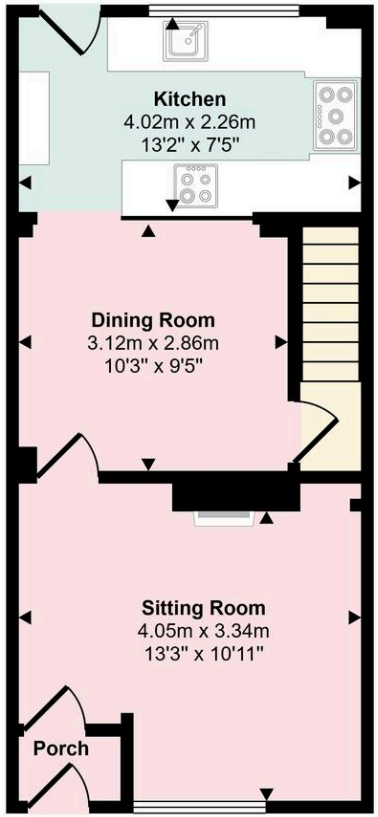
- WINCHESTER COUNCIL BAND D
- EPC RATING C
- FREEHOLD

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

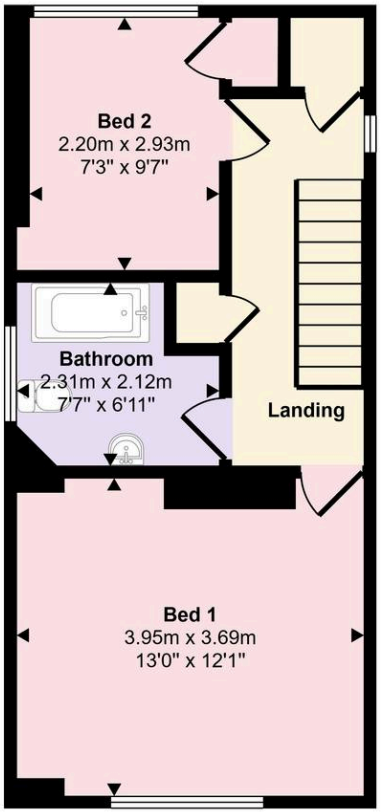
Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

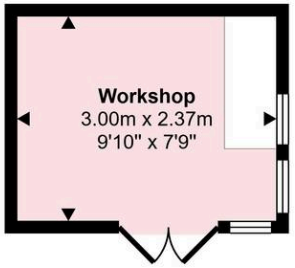
Approx Gross Internal Area
80 sq m / 861 sq ft



Ground Floor
Approx 36 sq m / 392 sq ft



First Floor
Approx 36 sq m / 392 sq ft



Workshop
Approx 7 sq m / 77 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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