

Nexa properties are delighted to bring to market this exceptional 15th century grade II listed thatched cottage set on the edge of Havant. Rich in character and history, this charming home has been fully renovated to a high standard and benefits from a new thatch in 2024. It benefits from a large self-contained outbuilding currently used as a business.

On the ground floor a welcoming sitting room provides a cosy yet spacious living area leading through to a bright and well proportioned dining room perfect for entertaining. The kitchen breakfast room forms the heart of the home, offering ample space for both cooking and casual dining. A rear lobby entrance leads to a spacious garden/family room and a utility/workshop area. A separate study adds flexibility to those working from home and there is a convenient downstairs WC.

Upstairs, the property continues to impress with three well sized bedrooms including a generous principal bedroom a family bathroom is complemented by an additional shower room ensuring the home has well equipped for busy households

This beautiful cottage offers a rare opportunity to own a piece of history with its 15th century origins evident in its charm and character while still catering to the needs of contemporary living. The property is set in over half an acre of grounds with well-established gardens on three sides and a vegetable plot.

#### Outbuilding/Commercial space

A standout feature of this property is the substantial detached outbuilding currently arranged to provide a large reception room and two offices with WC and shower facilities. This space offers excellent potential for commercial use making it ideal for those seeking to run a business from home or required dedicated workspace. There is also possibility of a change of use to residential (subject to the necessary planning consent), presenting further opportunity for annex accommodation or additional living space.



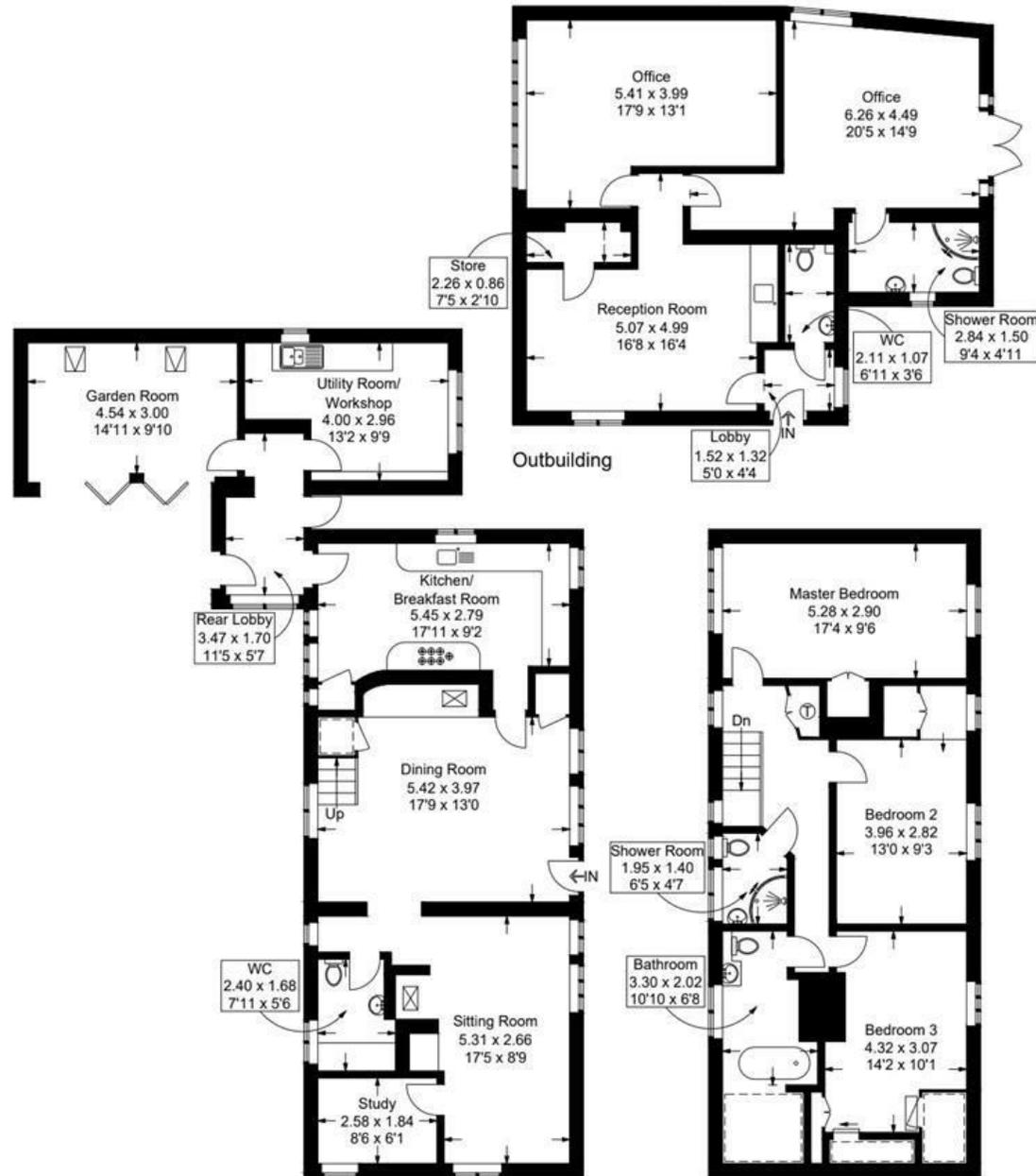
- 15TH CENTURY THATCHED COTTAGE
- FULL OF PERIOD CHARACTER
- LOVELY WELL ESTABLISHED GARDENS
- DETACHED OUTBUILDING INCLUDED
- CHARMING GARDEN ROOM
- SEPARATE HOME OFFICE STUDY
- GENEROUS MASTER BEDROOM
- PARKING FOR OVER 10 CARS
- NEW THATCH ROOF IN 2024
- FULLY RENOVATED TO A HIGH STANDARD

# Thatched Cottages, Eastleigh Road, Havant

Approximate Gross Internal Area = 175.1 sq m / 1885 sq ft

Outbuilding = 73.8 sq m / 794 sq ft

Total = 248.9 sq m / 2679 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.