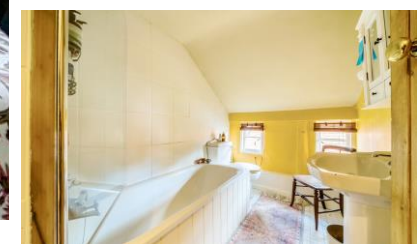
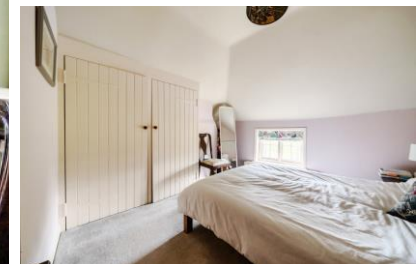


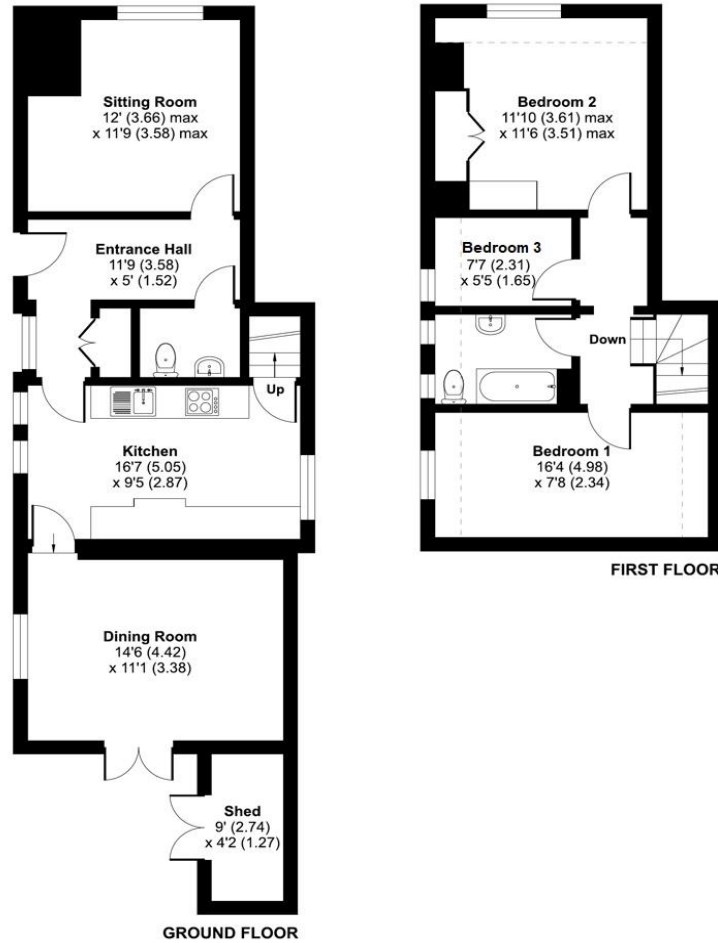


Shoe Lane, Exton, Hampshire, SO32 3NT



ACCOMMODATION

A stunning Grade II Listed three-bedroom character cottage, part of a late medieval hall dating back to the 16th/17th century, situated opposite water meadows in the beautiful, tranquil, and much sought-after village of Exton, in The South Downs National Park. The village is nestled in picturesque countryside offering an abundance of local walks and bridleways at Corhampton Down, Beacon Hill and alongside the River Meon to name a few, and is home to the renowned public house, The Shoe Inn. The accommodation is superbly presented and is a wonderful blend of original charm and modern living, and features an impressive living room with a vaulted and beamed ceiling and a large apex window. The ground floor also includes a separate dining room and a cottage-style kitchen with quarry-tiled flooring. On the first floor, there are three bedrooms, two of which are good-sized doubles, and the third bedroom is currently being used as a hobby room. The main bedrooms offer lovely views over meadows to the front, and are all serviced by a modern family bathroom. Externally, to the front of the property there is a walled garden featuring a wide variety of flowers and shrubs and a brick pathway leading through to a beautiful completely walled rear garden. There is a paved patio area and steps that then lead up to the rest of the garden which is mainly laid to lawn and again with a variety of selectively planted flowers and shrubs. There is also a useful brick store with power and light and a garden shed providing useful storage space.



Approximate Area = 1002 sq ft / 93.0 sq m
 Limited Use Area(s) = 59 sq ft / 5.4 sq m
 Shed = 38 sq ft / 3.5 sq m
 Total = 1099 sq ft / 101.9 sq m

For identification only - Not to scale

Denotes restricted head height



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1011240



SITUATION

The village of Exton is ideally situated and only minutes away from the neighbouring market towns of Bishops Waltham, Wickham and Petersfield, all of which offer a broad range of shops and amenities, the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, with all main motorway access routes also being within easy reach.

Nearby Bishops Waltham is a small historic town situated at the head of the River Hamble and surrounded by many villages. It is home to the ruins of Bishops Waltham Palace, an English Heritage monument and a variety of convenient shops and traditional inns. The historic city of Winchester is only a short drive away, offering many impressive features and famous attractions. The Hampshire Bowman Public House which has an excellent local reputation for its fine ales & food is also close by.



SPECIFICATION

- Grade II Listed village cottage
- Overlooking meadows
- Three bedrooms
- Vaulted living room
- Separate dining room
- Cottage-style kitchen
- Close to the west banks of River Meon
- Beautiful walled gardens

LOCAL AUTHORITY

Winchester City Council
Council Tax Band: E

ASKING PRICE

Asking Price £535,000

TENURE

Freehold

AGENT NOTES

Oli-fired central heating
Partial private drainage changed at £7 per annum (approx.), awaiting Environmental Agency Compliance Certificate.