

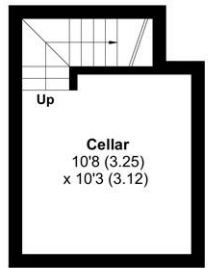
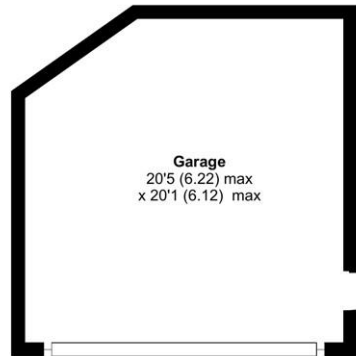


South Hill, Droxford, Southampton, Hampshire, SO32 3PB

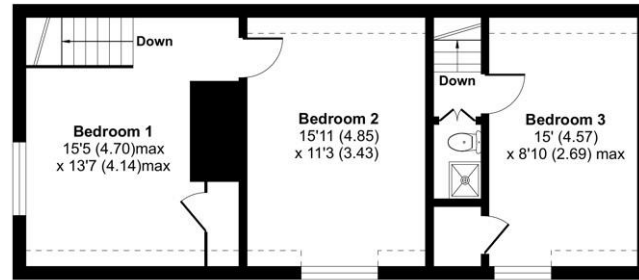


ACCOMMODATION

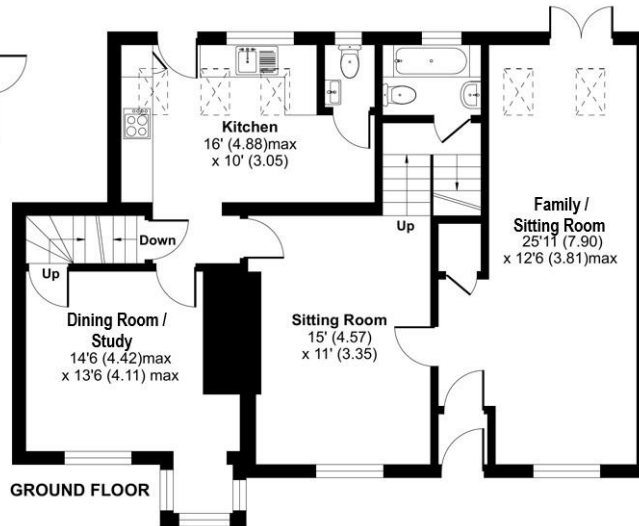
Tudor Cottage is a surprisingly spacious and enchanting 17th century three-bedroom cottage exuding period charm and character. This delightful home, recently renovated by the current owners, is set in the picturesque Meon Valley village of Droxford and boasts three inviting reception rooms, including a generously sized family/sitting room, a versatile study which could double as a playroom or fourth bedroom, and a comfortable sitting room adorned with a cosy inglenook fireplace. The kitchen is well-proportioned and bright, lit by large skylight windows. Adding to its allure, the cottage features a cellar making an ideal utility room/pantry, and a captivating covered well. Dating back to the 1600s, this property retains its character while featuring generously sized rooms and modern installations including the newly fitted kitchen, and new flooring. There are log-burning stoves in the sitting room and study, and exposed timbers and beams adorn various rooms. The rear cottage style garden enjoys a pleasant westerly aspect, and includes a double garage with attic storage and further off road parking for several vehicles. There is also a useful garden studio building ideal for a home office or hobby room.



LOWER GROUND FLOOR



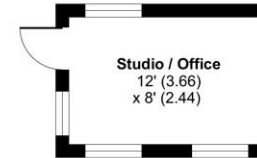
FIRST FLOOR



GROUND FLOOR

Approximate Area = 1658 sq ft / 154 sq m
 Limited Use Area(s) = 51 sq ft / 4.7 sq m
 Garage = 392 sq ft / 36.4 sq m
 Outbuilding = 96 sq ft / 8.9 sq m
 Total = 2198 sq ft / 204.2 sq m
 For identification only - Not to scale

Denotes restricted head height



OUTBUILDING



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	44	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



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: 1013553



SITUATION

Droxford lies within the scenic Meon Valley, part of the South Downs National Park. Village amenities include a public house offering dining options, petrol station, post office, convenience store and doctor's surgery. Nearby there are beautiful walks, including Old Winchester Hill, The Meon Valley Trail and the South Downs Way. The Meon Valley, just off the A32, and Droxford has excellent access to the market towns of Bishops Waltham, Wickham and Alresford. Winchester, Petersfield, Alton and Fareham offer wider shopping, schools and leisure facilities.



SPECIFICATION

- Beautiful 17th century cottage
- Three bedrooms
- Three reception rooms
- Double garage and off road parking
- Studio outbuilding
- Cottage style garden
- Full of character
- Sought after Droxford village location
- Renovated by current owners
- Brand new kitchen and flooring

LOCAL AUTHORITY

Winchester City Council
Council Tax Band F

ASKING PRICE £675,000

TENURE

Freehold