



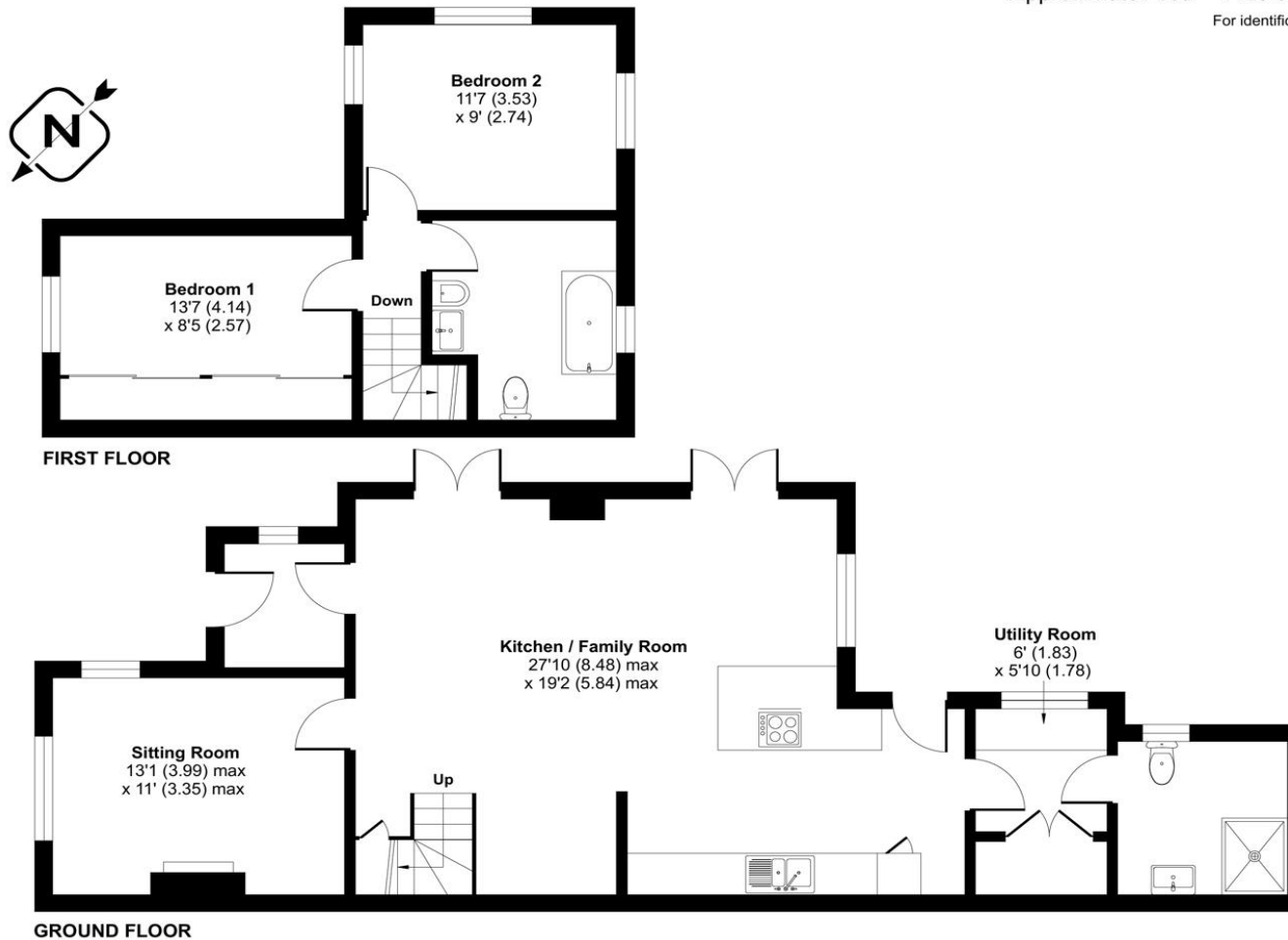


## ACCOMMODATION

Red Cottage is a beautifully restored period cottage, thoughtfully updated to offer diverse living spaces to suit various requirements. Nestled within its own expansive gardens spanning over 1/3 of an acre, the property boasts breathtaking views of the surrounding countryside. While retaining its charming historical features, the cottage seamlessly combines them with modern elements, with the heart of the home being a stunning kitchen/breakfast/family room with two sets of double doors opening out onto the garden. A dual-aspect sitting room with an open fireplace, a utility room and a shower room complete the downstairs accommodation. Moving upstairs, there are two double bedrooms, with the principal bedroom benefiting from a large built-in wardrobe. The bedrooms are served by the modern family bathroom. Ideal for families, as located in a tranquil rural setting on the outskirts of the lively Lockerley village, the property features ample parking, a garage, and a stable block. Red Cottage offers a harmonious blend of history and contemporary living in a picturesque countryside setting.

Approximate Area = 1123 sq ft / 104.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		101
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(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). © n/checom 2023. Produced for Charters Estate Agents Limited. REF: 1036607



## SITUATION

Lockerley is an attractive compilation of several greens creating a diverse village which despite its smaller population has a surprising amount going on with around 35 groups, societies and activities ranging from bellringing to bridge and car mechanics. The village enjoys an excellent local school and shop and strong sense of community. Positioned approximately 5 miles west of the market town of Romsey, on the southern bank of the River Dun, there is a train station at the neighbouring villages of Dunbridge and West Dean along with a local pub. Butts Green hosts the majority of the amenities including the excellent village school and active community hall and derived its name from Tudor times when able-bodied men of the village were required to spend an hour each Sunday practicing archery. The target was known as the "butt". Lockerley Green hosts the village stores and post office and with Top Green offering some aesthetically pleasing architecture with picturesque surrounding scenery.



#### **SPECIFICATION**

- Stunning period cottage in excess of 1/3 acre plot
- Extensive views over rolling farmland
- Impressive kitchen/breakfast room and magnificent sitting room
- Host of period features including open fireplaces
- Sought after village location

#### **LOCAL AUTHORITY**

Test Valley Borough Council  
Council Tax Band: E

#### **ASKING PRICE**

£600,000

#### **TENURE**

Freehold

#### **AGENTS NOTE**

Oli-fired central heating  
Private drainage, awaiting Environmental Agency  
Compliance Certificate.