



Upper Wield, Alresford, Hampshire, SO24 9RT

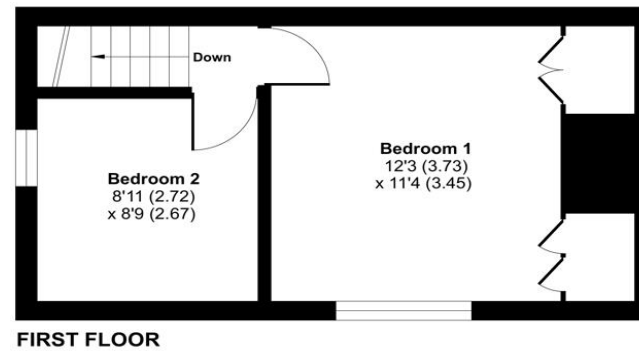
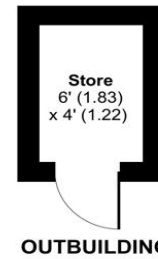
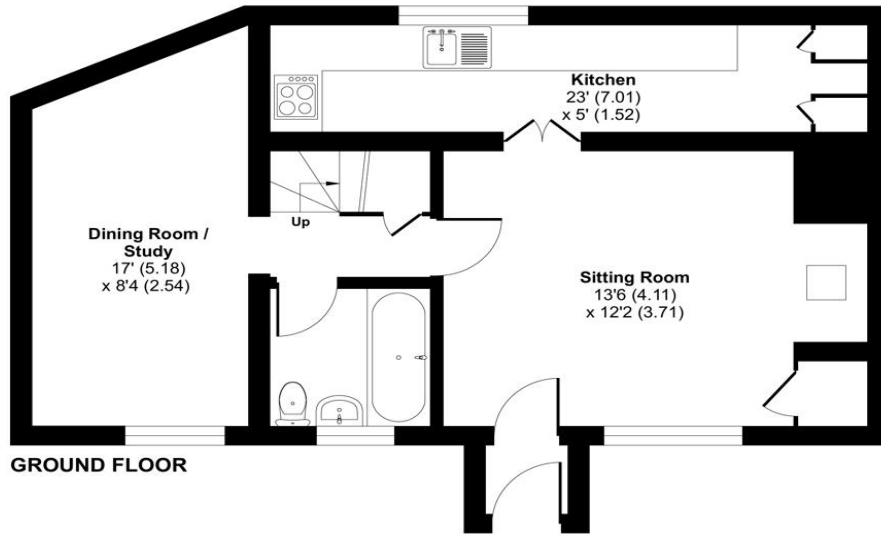


ACCOMMODATION

This delightful Grade II listed thatched cottage, situated in the heart of the picturesque village of Upper Wield, which is situated just a few miles to the north-east of Alresford. This charming home retains its historical allure with many period features, including an inviting inglenook fireplace and exposed beams, while offering the convenience of ample storage throughout. Approached through a picket gate in a flint wall, the property welcomes you with an enclosed entrance porch at the front, leading to the inviting sitting room. The sitting room features exposed beams and a large inglenook fireplace adorned with an original bread oven and a wood-burning stove. The well-appointed kitchen at the back of the cottage boasts a range of units with integrated appliances all be-fitting of the character of the home. The cosy dining room complements the living area, featuring built-in book shelving/storage. The bathroom, adorned with a white suite comprises a bath with a rain shower above, a WC, and a wash hand basin. Ascending the stairs the landing opens to the main double bedroom, boasting an exposed brick chimney breast and alcove storage. The second bedroom, also a double room, completes the upper level. Outside, the cottage garden is a visual delight, bordering the village pond. It features a well-maintained lawn creating a serene and picturesque outdoor space. The property also offers secure driveway parking for two cars at the front, accessible through a gated entrance. Disclaimer: Private drainage, awaiting Environmental Agency Compliance Certificate.



Approximate Area = 836 sq ft / 77.6 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 860 sq ft / 79.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Charters Estate Agents Limited. REF: 1084221



SITUATION

Located on the edge of the Candover Valley approximately three miles from the market town of Alresford with its large selection of boutique shops, pubs and eateries, seven miles from Alton town centre with its more comprehensive shopping and sports facilities. Alton also offers rail access to London. Larger towns of Winchester and Basingstoke are located approximately twelve miles from the property and further offer direct rail links.



SPECIFICATION

- Two bedroom Grade II Listed cottage
- Two reception rooms
- Central village location
- Off-road parking for two vehicles
- Inglenook fireplace with bread oven
- Traditional cottage garden

LOCAL AUTHORITY

East Hampshire District Council

GUIDE PRICE

Asking Price £450,000

TENURE

Freehold

Annual Estate Company Charge: £550.00

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.