





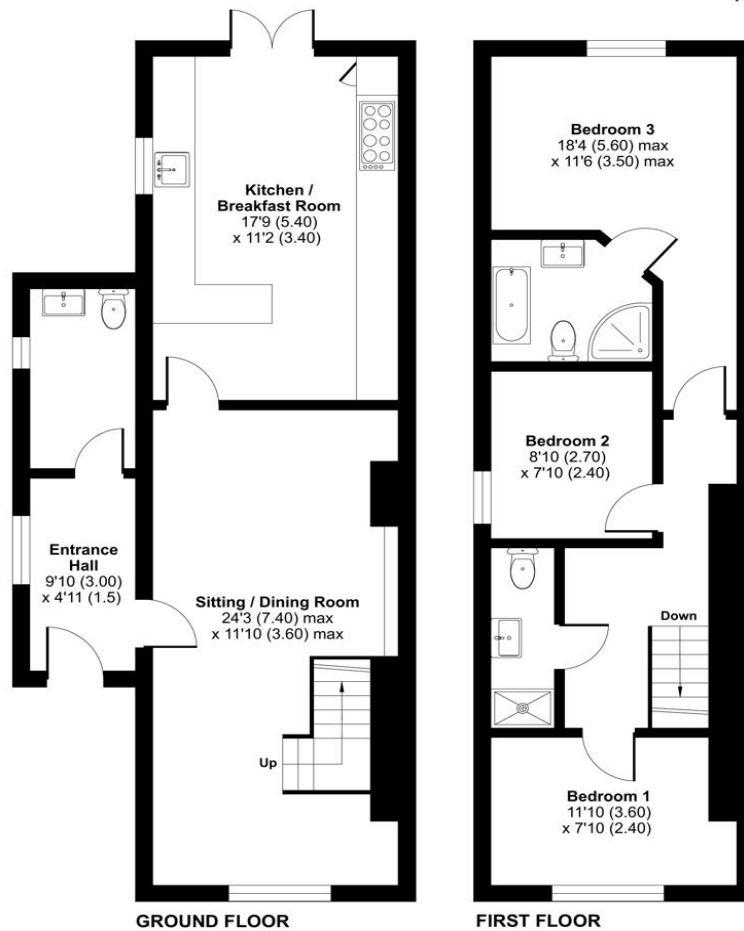
## ACCOMMODATION

This delightful three-bedroom semi-detached home is located within the quaint confines of Allbrook. The property exudes character and warmth, offering a tranquil retreat from the hustle and bustle of modern life. As you approach, the cottage's quaint facade and convenient driveway will impress. The cosy interior is filled with characterful details and modern comforts, including beautiful limestone flooring. The generous sitting/dining room is bathed in natural light, creating a warm and inviting atmosphere that's perfect for relaxing or hosting gatherings with a wood burning stove creating a focal point. The extended kitchen/breakfast room is a delightful blend of old-world charm and modern convenience, boasting wooden cabinets, farmhouse-style fixtures, and contemporary appliances with French doors opening to the rear garden. A guest cloakroom completes the ground floor accommodation. Upstairs, three well-appointed bedrooms offer peaceful havens for rest and relaxation. The principal bedroom boasts views of the surrounding countryside, providing a serene retreat and benefits from a luxury en-suite bathroom. A separate shower room serves the remaining bedrooms. Outside, the home's enchanting gardens provide a tranquil oasis for outdoor living and entertaining. From the well-tended flower beds to the secluded patio terrace, there's plenty of space to enjoy the beauty of nature and soak up the peaceful ambiance. Located within easy reach of amenities, schools, and transport links, this semi-detached cottage offers the perfect blend of modern conveniences and character features.



Approximate Area = 1084 sq ft / 100.7 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). ©nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1118414



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	86
England, Scotland & Wales	EU Directive 2002/91/EC	

### SITUATION

Situated in the quiet location of Allbrook, just outside the town of Eastleigh, providing a shopping mall, train station and a new entertainment complex. The thriving city of Winchester is only a short drive away and is home to an array of independent boutique shops and eateries and an impressive farmers market. Winchester is also highly renowned for its outstanding education establishments ranging from both private and state schools to popular sixth form college and the oldest public school in the United Kingdom. Coast and country lifestyle pursuits are all within striking distance as the city is well placed for the South Downs National Park, The New Forest, the Meon Valley and both Bournemouth and Portsmouth's coastal beaches. Equally however, the capital is commutable within the hour, using South West Trains rail connections to London Waterloo and with Southampton's international airport granting air travel for those seeking further destinations.



#### **SPECIFICATION**

- Extended three-bedroom cottage in a sought-after location
- Well-proportioned and bright accommodation
- Contemporary en-suite bathroom and separate shower room
- Spacious kitchen/breakfast room
- Sitting/dining room
- Guest cloakroom
- Off road parking
- Fabulous, landscaped rear garden providing a high degree of privacy

#### **LOCAL AUTHORITY**

Eastleigh Borough Council

Council Tax Band - B

#### **GUIDE PRICE**

Offers in excess of £375,000

#### **TENURE**

Freehold