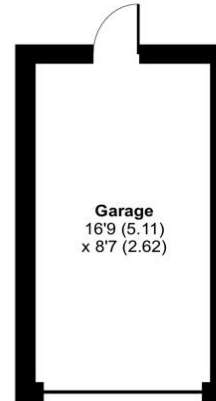
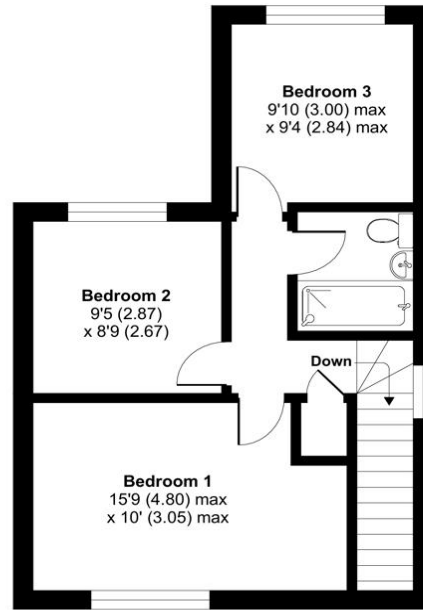
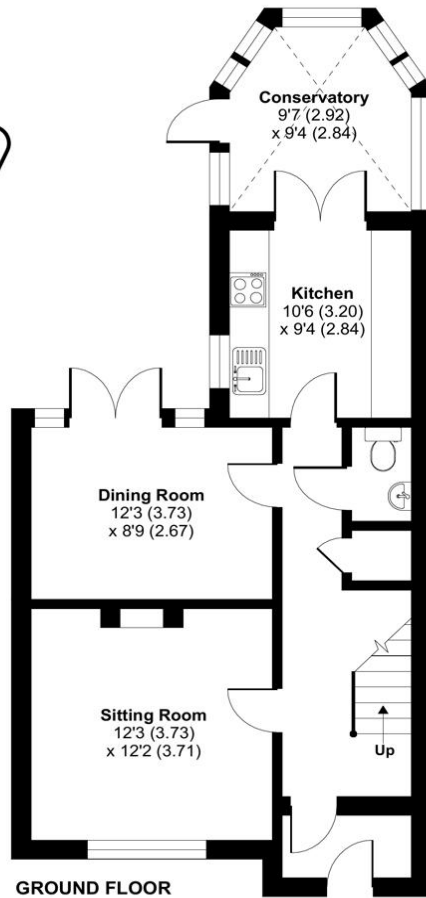






ACCOMMODATION

Thimble Cottage is a charming three-bedroom semi-detached home, perfectly positioned within walking distance of Micheldever train station, providing direct access to London Waterloo and Winchester. This lovely property features a delightful front garden and offers the convenience of a single garage located at the rear. Upon entering, the ground floor welcomes you with a cosy reception room, complete with a dual-sided log burner. Adjacent to the reception room, there is a separate dining room that also enjoys the warmth of the log burner, creating an ideal atmosphere for family meals, with French doors opening to the rear garden. The spacious kitchen is well-equipped with integrated appliances and ample worktop space, leading to a bright and airy conservatory that overlooks the well-maintained garden. The ground floor is further complemented by a practical guest cloakroom. Upstairs, the property continues to impress with three generously sized double bedrooms, all served by a modern family bathroom. Externally the well-maintained garden features both patio and lawn areas, a log store, and convenient side access and direct access to the single garage. Thimble Cottage offers a perfect blend of comfort, convenience and charm, making it an ideal home for families and commuters alike.



Approximate Area = 1095 sq ft / 101.7 sq m
 Garage = 150 sq ft / 13.9 sq m
 Total = 1245 sq ft / 115.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(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.

SITUATION

Micheldever Station has its own village green and is served by The Dove Inn. Micheldever Wood is famed for its dazzling bluebell display during the spring. The nearby city of Winchester is a splendid historical cathedral city with much character, yet with a modern cosmopolitan feel, as well as national retail chains and an array of independent boutique shops, fine restaurants, contemporary bars and an impressive farmers market. Schooling is typically outstanding. The local catchment schools are Micheldever CE Primary School, Henry Beaufort School and Peter Symonds Sixth Form College. Coast and country lifestyle pursuits are all within striking distance as the village is well placed for the South Downs National Park and The New Forest. Micheldever railway station has fast links to Winchester, Basingstoke, Southampton Airport and London Waterloo (65 minutes). Road links are excellent with the M3, A34 and A30 all within easy reach.



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: 1174877





SPECIFICATION

- Charming semi-detached home
- Popular village location with direct trains to London
- Sitting room and separate dining room
- Fitted kitchen
- Conservatory
- Family bathroom and guest cloakroom
- Well maintained garden
- Single garage

LOCAL AUTHORITY

Winchester City Council

Council Tax Band E

GUIDE PRICE £495,000

TENURE

Freehold