

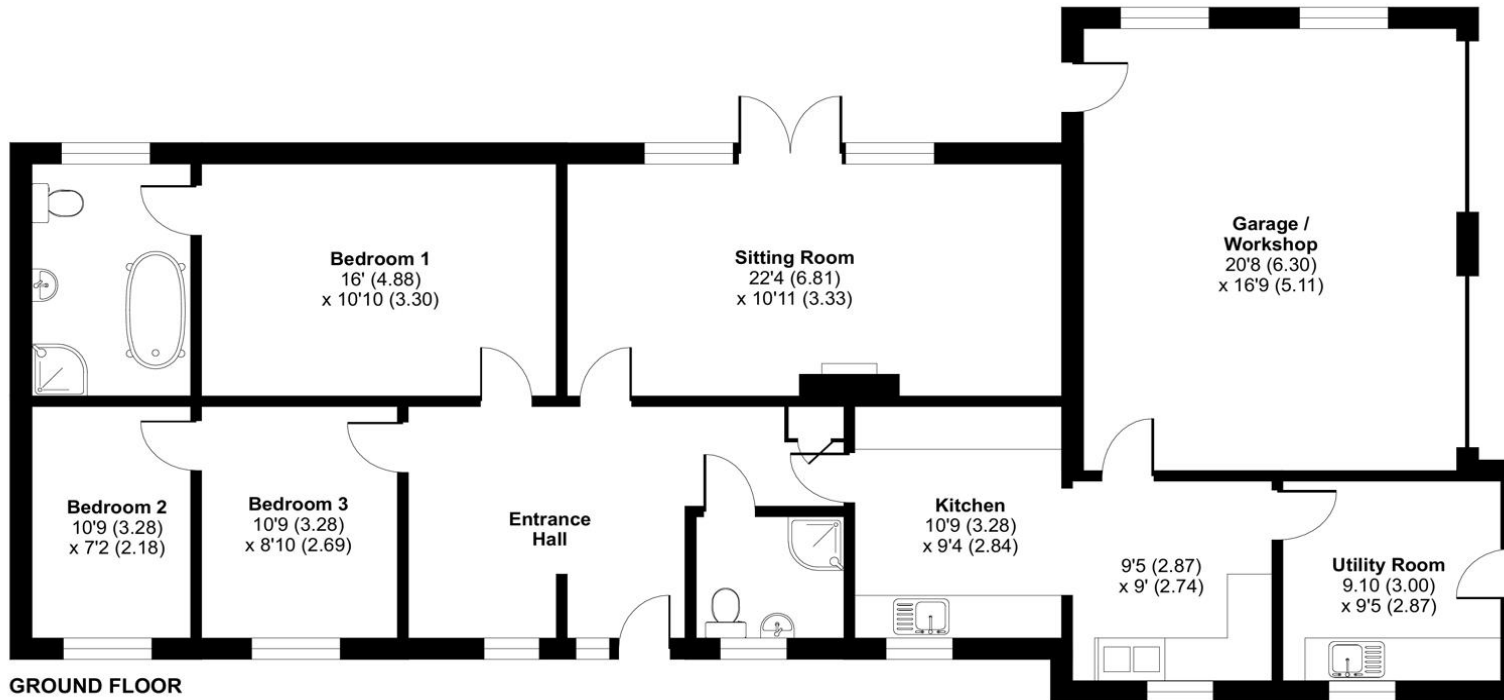
ACCOMMODATION

Nestled in the heart of the picturesque village of Cheriton, this charming detached bungalow offers a perfect blend of well-proportioned living accommodation and comfort and enjoys far reaching and unspoilt views across the local countryside. A large entrance hallway displays a fitted cloakroom cupboard and doors to the versatile accommodation, which includes a spacious sitting room with large windows providing breath-taking views and French doors to the outside, allowing superb natural light to flood the room. The sizeable kitchen/dining room is fitted with a good range of floor and wall mounted units with ample work surfaces incorporating a Rayburn range cooker and fitted appliances. A separate utility room further complements the kitchen. The three bedrooms are a good size, with the principal bedroom enjoying a well-appointed en-suite bathroom with a walk-in shower and a luxurious free-standing bath. An additional shower room serves the remaining bedrooms. Set against a scenic backdrop, the property offers a peaceful and idyllic setting, further enhanced by a double garage providing ample storage space. Additionally, approved planning permission is in place to convert the space above the garage, offering even more potential (planning ref:SDNP/24/02915/PRE). Don't miss the chance to experience the charm of village living—contact us today to arrange a viewing.



Approximate Area = 1214 sq ft / 112.8 sq m
 Garage = 347 sq ft / 32.2 sq m
 Total = 1561 sq ft / 145 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charters Estate Agents Limited. REF: 1254176



SITUATION

Cheriton is a highly desirable village in the South Downs National Park consisting of a number of period properties, together with village amenities including a shop, a well-regarded primary school and village hall. The Flowerpot Inn & Brewery is famous and provides excellent food and beverages. The village is surrounded by the beautiful countryside of the Meon Valley, providing wonderful walks and riding country and a link to the South Downs Way. A wider range of facilities are found at the nearby Georgian market town of Alresford offering various boutique shops, restaurants and retail outlets. The town is home to the famous Watercress Line which is a steam railway, being pretty historic and running through 10 miles of beautiful Hampshire countryside to Alton. Communications by road and rail are good, with mainline rail services at Winchester to London Waterloo in approximately an hour. Junctions 9 and 10 of the M3 at Winchester connects with the M3 and M27 motorways to London and the south coast. Fast road access to London, the M25, the Midlands and West Country makes commuting easy. For dog walkers and runners, there are stunning country walks in the South Downs National Park, many accessible directly from the house. Meanwhile, the South coast is only a 30-minute drive away - ideal for trips to the beach and sailing activities.



SPECIFICATION

- Sought after village location with stunning views
- Spacious and versatile living accommodation
- Fantastic potential and approved planning permission
- Planning ref: SDNP/24/029 I 5/PRE
- Kitchen/dining room
- Separate utility room
- Three bedrooms
- Two bathrooms
- Double garage
- Large, private garden



LOCAL AUTHORITY

Winchester City Council
Council Tax Band E

ASKING PRICE £700,000

TENURE

Freehold