



Hellards



At home in Cheriton

Yew Tree Cottage,

CHERITON, ALRESFORD, HAMPSHIRE, SO24 0QD

Asking Price of £1,250,000

- Charming Grade II Listed Cottage
- Large Barn suitable as Annexe/Working from Home
- Secluded 0.3 Acre Plot close to Village Centre
- Brimming with Original Period Features
- Four Bedrooms and Three Reception Rooms
- Landscaped Garden and a Garage

A charming Grade II listed home, brimming with original period features including open fires, exposed beams and a flagstone floor in the dining room. The cottage has been extended and offers plenty of space for family living, as well as entertaining. It sits on a secluded 0.3 acre plot close to the source of the River Itchen, with views over fields and dog walks from the back gate. It has the additional benefit of a large barn, which is currently set up as an annexe, which would be ideal for a family member, for letting out, or for someone running a business from home. Both thatches have been replaced in the past year.

Yew Tree Cottage is located close to the village centre and is approached via double five-bar gates, which open to a large driveway parking area. The front door opens to the entrance hall. To the right is the sitting room/study, which has an attractive bay window and brick fireplace. Off the hall is the spacious dining room, which in turn leads through to the kitchen/breakfast room, featuring an oil-fired AGA. A door leads to a utility room and boot room, with a door to the garden. At the rear of the entrance hall is the square drawing room, featuring a brick open fireplace with a beam above, and French doors to the garden.





Stairs lead up to the first floor landing, where there are four double bedrooms. The principal bedroom has built-in wardrobes, as do bedrooms two and four. There is a bathroom with a white suite, as well as a separate cloakroom.

The cottage is surrounded by a pretty garden, which has been nurtured over the years to create a beautiful outside space for relaxation. There is a paved seating terrace, pristine lawns to the front and side, shrub borders and beds, and lovely countryside views to the south-west. There is a greenhouse, and a spacious garage measuring 15'9" x 13'9".

Cheriton is a sought-after village located in the beautiful South Downs National Park. There is good walking in several directions from the doorstep one of which is to the village pub, with another pub nearby in Tichborne. The village has an Ofsted 'outstanding' primary school, a shop and post office, cricket and tennis clubs, an amateur dramatics society and much more. Cheriton is located just a few minutes' drive from the popular market town of Alresford and has good road access to Winchester and beyond.

SERVICES

Mains water and electricity connected. Oil fired central heating. Private drainage system.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

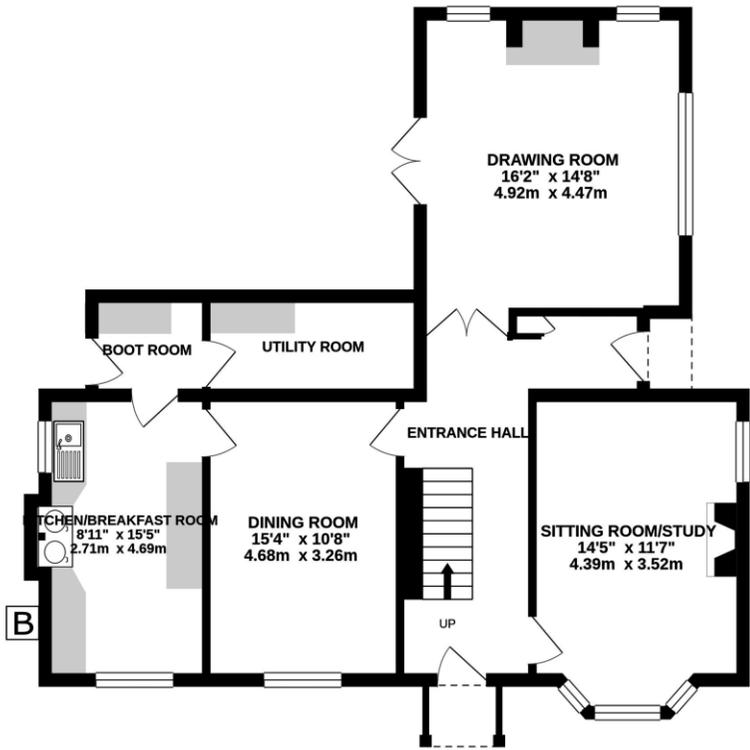
DIRECTIONS

From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Come out of Alresford going over the A31 bypass, past the golf club and continue along into Cheriton. Follow the road through the village passing the village green and then bearing left. Yew Tree Cottage will be found on the left hand side.

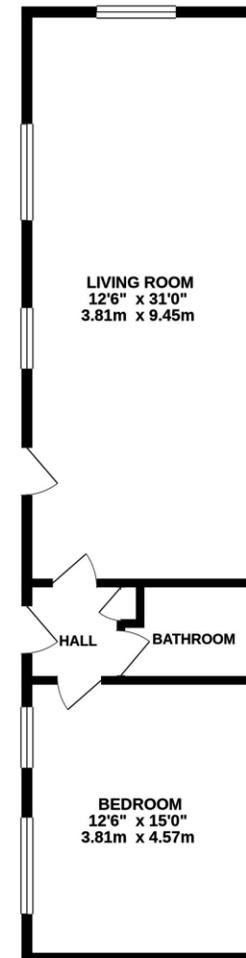
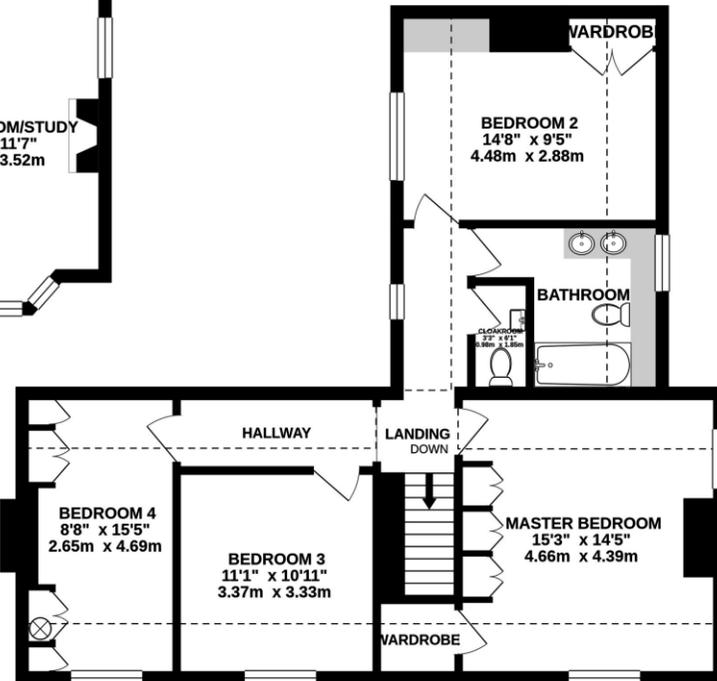


GROUND FLOOR
979 sq.ft. (91.0 sq.m.) approx.

BARN/ANNEXE
639 sq.ft. (59.4 sq.m.) approx.



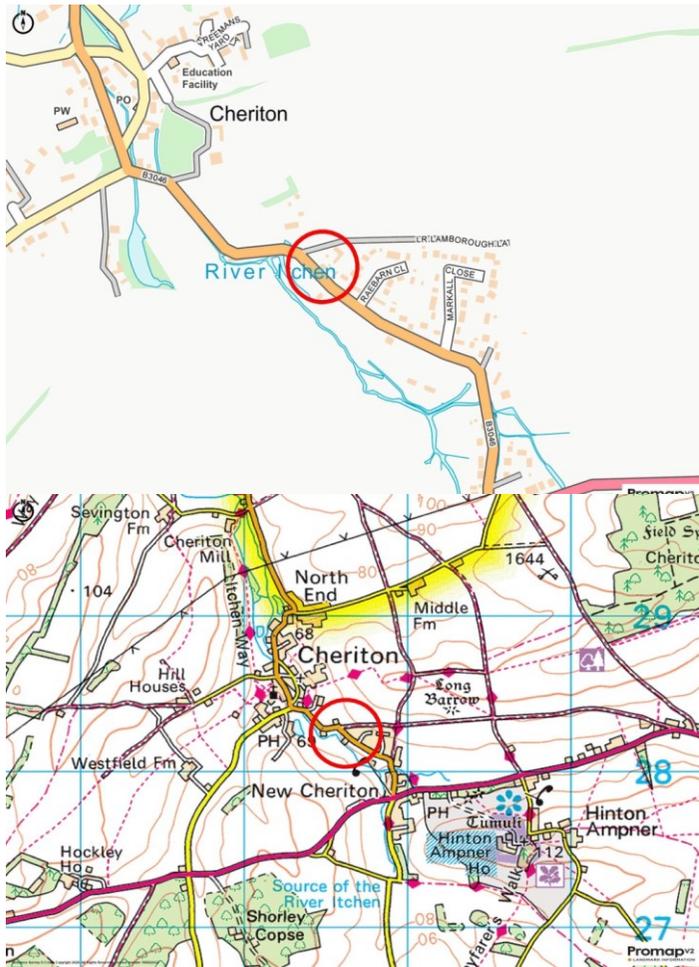
1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA : 2487 sq.ft. (231.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

This property does not require an EPC Report as it's a listed building

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

