

Park Cottage, Beauworth, Alresford

At home in Hampshire

Hellards

Park Cottage, Westfield Drove

BEAUWORTH, ALRESFORD, HAMPSHIRE SO24 0PA

Guide Price: £650,000

- Exciting Renovation Opportunity
- Grade II Listed Property
- South Downs National Park Location
- Four Bedrooms, two Reception Rooms
- South Facing Garden with Views
- No Onward Chain

An exciting opportunity to renovate a Grade II listed detached house in this sought-after village, close to Winchester and Alresford. Park Cottage is located in an elevated position on the edge of the village, in a quiet lane with little passing traffic. The property sits on a secluded, quarter acre plot. From the house and garden, there are lovely southerly views over the South Downs National Park.

The property has been let out for 50 years and requires a full refurbishment from top to bottom. Properties in Beauworth rarely come to the market, and Park Cottage offers the chance of owning a character home in this delightful, rural location. The cottage is offered for sale with the benefit of no onward chain.

The front door opens to a hall, from where stairs go up to the first floor. A door on the right opens to the sitting room. Another door off the hall opens to the spacious dining room, which features a fireplace. A further door opens to the kitchen, with a door to the garden. There is a ground floor bathroom, and a utility/scullery, with stairs to a cellar.

On the first floor, there are four bedrooms. Stairs from one of the bedrooms lead up to the attic, which presents scope for further accommodation.













Beauworth is a pretty rural hamlet located about 4 miles south of Alresford and 6½ miles south-east of Winchester. The village is located within The South Downs National Park and comprises mainly period properties, the Manor House and the village church. A short walk away is The Milburys, a typical rural public house. The nearby village of Cheriton has excellent facilities, including a primary school, Post Office, village shop, public house and thriving tennis club. The surrounding Hampshire countryside provides plenty of beautiful walks, including The South Downs Way and The Monarchs Way.

The south coast is easily accessible. A further range of amenities can be found at the nearby picturesque Georgian market town of Alresford with boutique shops and supermarkets. The cathedral city of Winchester lies to the west with mainstream retail outlets. The M3 motorway and the A3 provide excellent access to central London, Gatwick, Heathrow (via the M25) and Southampton International airport. There is a regular mainline rail service from Winchester to London Waterloo, which takes just over an hour.

SERVICES
Mains electricity and water are connected. Heating is supplied by an oil-fired boiler. There is a private drainage system in the garden.

LOCAL AUTHORITY INFORMATION
Winchester City Council
Council Tax Band: G

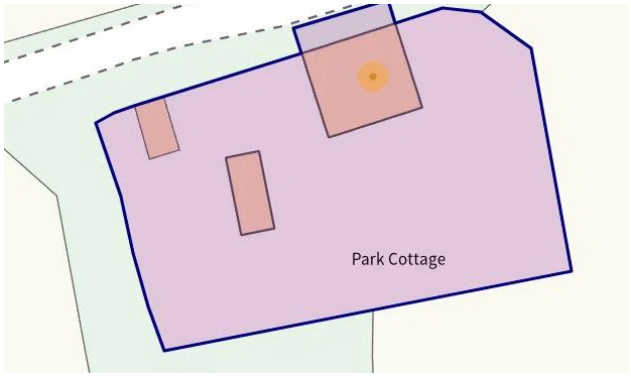
EPC
The property is exempt as it is listed.

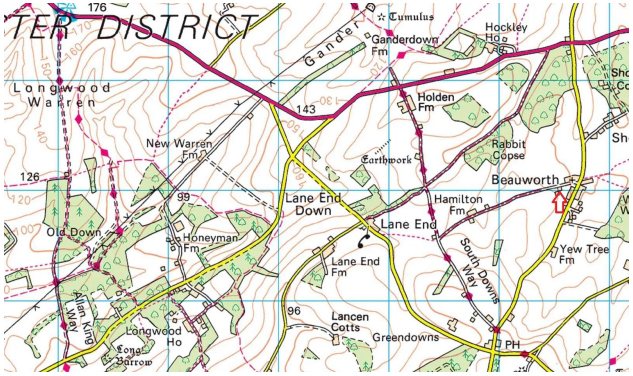
DIRECTIONS
From Alresford, take the B3046 to Cheriton. In the centre of the village, turn right after the village green, going past The Flower Pots PH. At the T Junction, go straight ahead over the A272 and into the village of Beauworth. Turn right at the small triangular green and follow the lane for 250m. Park Cottage will be found on the left hand side.
What3words: ///weeps.twinkled.jumbo



TOTAL FLOOR AREA : 1869 sq.ft. (173.7 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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