



PRIMROSE COTTAGE

112 Duke Street, Micheldever, Hampshire, SO21 3DF

Carter Jonas

PRIMROSE COTTAGE, 112 DUKE STREET, MICHELDEVER, HAMPSHIRE, SO21 3DF

- Period thatched cottage
- Bedroom
- Bathroom
- Sitting room with inglenook fireplace
- Kitchen / breakfast room
- Garden
- Home office
- Grade II listed

DESCRIPTION

This delightful cottage offers an abundance of period features and much character. The front door opens onto the sitting room which is a very cosy space, with an inglenook fireplace housing a wood burning stove. To the rear of the property is a kitchen / breakfast room which has a range of base and eye level units, some integrated appliances and a dining area with room for a table and a window with a lovely view over the rear garden. There is a shower room and a downstairs w/c on the ground floor. The first floor comprises a double bedroom with extensive wardrobe space and surprisingly deep walk-in storage cupboards either side of the chimney breast.

OUTSIDE

Externally, the gardens are a particular feature of the property, being mainly laid to lawn with various well stocked beds and borders, and a choice of seating areas for al fresco entertaining. The vendors have converted a timber building at the far end of the garden into a useful home office space and this structure could also be used for a variety of other purposes such as a gym or games room.

CHARMING “CHOCOLATE BOX” COTTAGE IN THE HEART OF THE QUINTESSENTIAL HAMPSHIRE VILLAGE OF MICHELDEVER



LOCATION

The village of Micheldever sits within the beautiful countryside of the Dever Valley. The village offers good local facilities which include a village shop, popular primary school, church and public house. A number of independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College and St Swithun's. The village is not far from the well-regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College.

Winchester and Basingstoke are easily reached, both with mainline railway stations, but only about 2 miles away, at Micheldever Station are hourly train services to London/Waterloo. The A303, A34 and M3 are within easy striking distance.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Electric central heating. Air source heat pump. Septic tank. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Winchester City Council.

Council Tax: Band D.

Viewings: Strictly by appointment with Carter Jonas 01962 842742.



Duke Street, SO21

Approximate Gross Internal Area = 66.2 sq m / 713 sq ft
 Approximate Outbuildings Internal Area = 10.5 sq m / 114 sq ft
 Approximate Total Internal Area = 76.7 sq m / 827 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced from Carter Jonas



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.