



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.

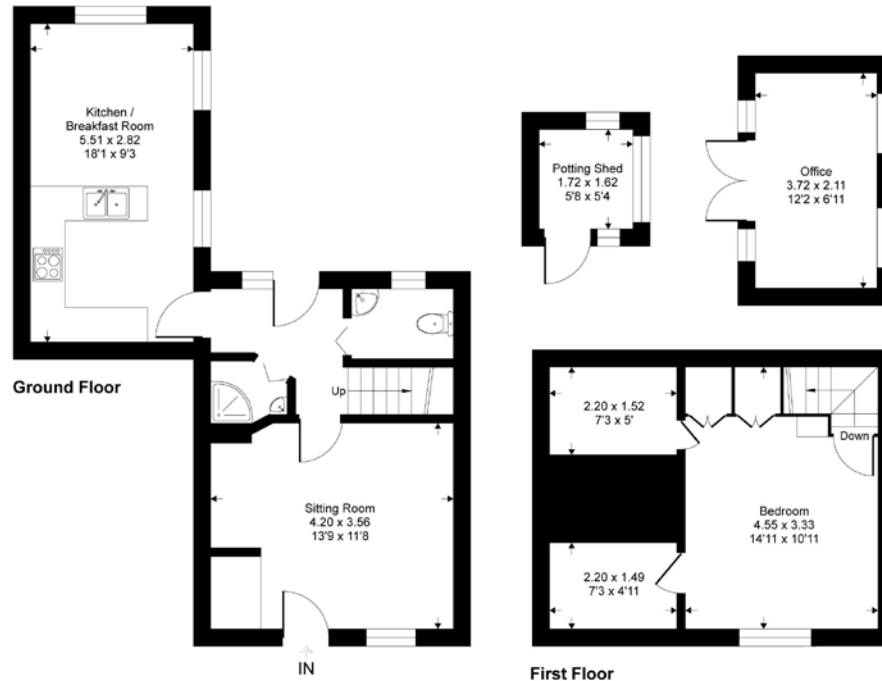
Council Tax: Band D.

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



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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	

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