



WINDMILL COTTAGE

Lower Wield, Alresford, Hampshire

Carter Jonas

WINDMILL COTTAGE, LOWER WIELD, ALRESFORD, HAMPSHIRE, SO24 9RX

- 5 miles Alton
- 6 miles Alresford
- 8 miles Basingstoke
- 14miles Winchester

Drawing room · Dining room · Study · Sunroom · Kitchen · 2 Bedrooms · Bathroom · Shower room Garden · Paddock · Garage · Outbuildings · EPC rating E

DESCRIPTION

This picturesque period cottage is thought to date from the 17th century with further additions made in the 1960's. The property has plenty of charm but also offers the potential to update and extend further subject to the appropriate consents. The original cottage is thatched with the later extensions at the rear. The accommodation is as set out in the floor plan with the two main similar sized reception rooms lying either side of the front door. Both rooms have attractive original features such as wooden floors and beams (although there is good ceiling height). The drawing room also has a beautiful inglenook fireplace with bread oven and there is a study to one side of this room. The kitchen can be accessed from either reception room, it is of a good size and opens onto the sunroom behind. The bathroom, separate shower room and additional toilet are also on the ground floor. Upstairs are two double bedrooms.

OUTSIDE

The cottage is set back from the road behind post and rail fencing. To the rear of the house is a large lawned garden with mature trees and shrubs and beyond this the main area of land is rough grazing with potential use as a paddock. There are several outbuildings which include a double garage and workshop which was built approximately 30 to 40 years ago as well as a summer house and sheds. The cottage enjoys far reaching views.

A CHARMING 17TH CENTURY COTTAGE IN AN IDYLIC LOCATION AND SET IN APPROXIMATELY 1.6 ACRES OF GROUNDS.





LOCATION

Lower Wield is a small spread-out village with a public house. The village is mainly surrounded by arable farmland. Basic amenities are available in nearby Medstead or the neighbouring village of Preston Candover which has a small community shop and primary school. More comprehensive facilities are available in nearby towns including Alton (5 miles) or the picturesque Georgian market town of Alresford (6 miles) which has a diverse range of shops and restaurants and cafes as well as Perrins the catchment secondary school and Basingstoke (8 miles). Winchester has a further selection of private and state schools including Winchester College, St Swithun's School, Twyford Prep and Peter Symonds 6th Form College. Bedales and Churchers can be found near Petersfield to the south. There is access onto the M3 motorway at junctions 6,7 and 8. Both Basingstoke and Alton have mainline railway stations with regular services to London.

ADDITIONAL INFORMATION

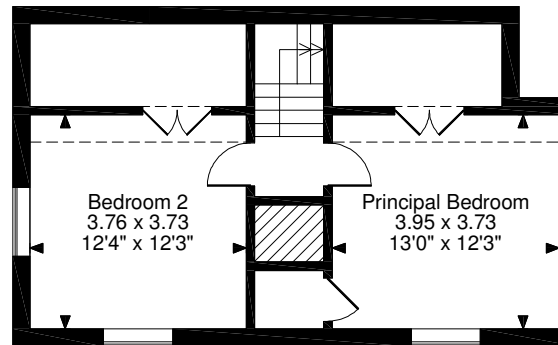
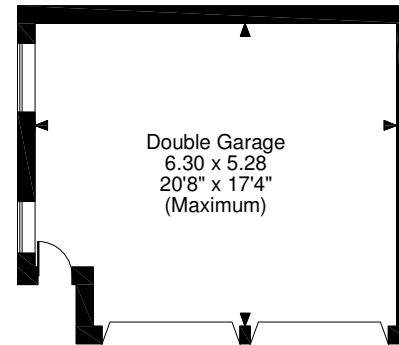
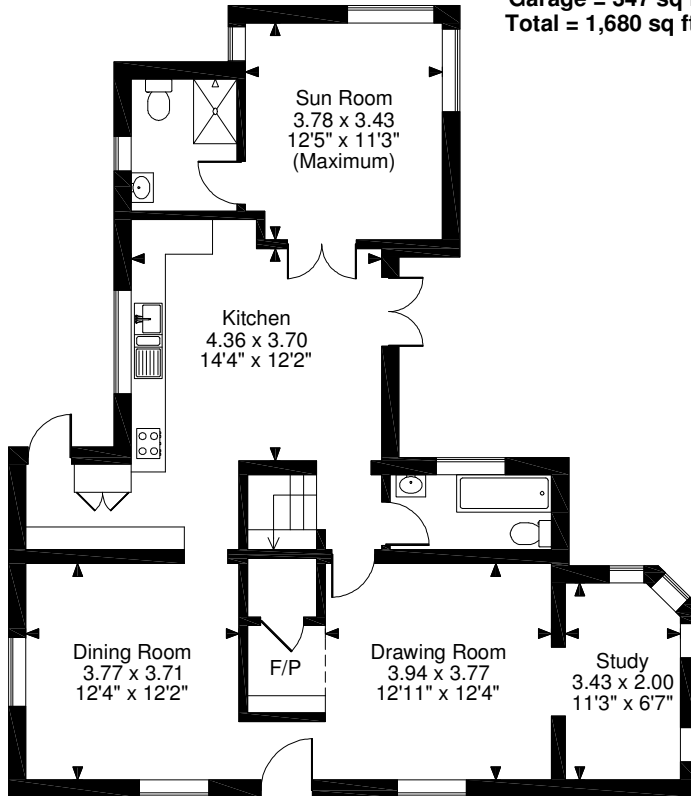
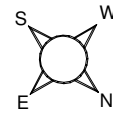
Tenure: Freehold

Services: Mains electricity and water. Private drainage. Oil central heating.

Local Authority: East Hampshire District Council



Lower Wield, Alresford
Approximate Gross Internal Area
Main House = 1,333 sq ft / 124 sq m
Garage = 347 sq ft / 32 sq m
Total = 1,680 sq ft / 156 sq m



Ground Floor

First Floor


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8514555/JPN



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			92
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winchester office 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK



IMPORTANT INFORMATION

Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jonas LLP nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.