



## **KEEPERS COTTAGE**

Weston Down Lane, Weston Colley, Winchester, Hampshire, SO21 3AQ

**Carter Jonas**



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## KEEPERS COTTAGE, WESTON DOWN LANE, WESTON COLLEY, WINCHESTER, HAMPSHIRE, SO21 3AQ

- 2 bedrooms
- 2 bathrooms
- Sitting room
- Kitchen/dining room
- ¼ acre garden
- Ample parking
- Detached double car barn, garage and studio above
- No onward chain
- EPC rating D

### DESCRIPTION

Located at the top end of a no through lane, this stunning period cottage is set in the centre of its plot with views to open countryside. The gravel driveway provides for ample parking and affords access to the two bay car barn and store. The garden path leads down through the garden which has an array of fruit trees and a vegetable garden. There is an external staircase providing access to the studio above the car barn and subject to planning could form annexed accommodation. The rear entrance porch opens through into a spacious dual aspect kitchen/diner, which is fitted with wall, base and drawer units, access to the cloak room and door through to the sitting room. The sitting room is a bright and airy space with windows to the front and rear elevations with inset log burning stove and stairs rising to the first floor. The first floor has two equally spacious bedrooms with separate bathroom and shower room.

## CHARMING PERIOD COTTAGE WITH STUNNING VIEWS OVER SURROUNDING FARMLAND





### LOCATION

Just over 1 mile from the centre of the village, Micheldever village offers good local amenities including, general store, public house, primary school and church with more comprehensive amenities including doctors' surgery available at Sutton Scotney. Access to the A33, A34, A303, A31 and M3 all within 5 miles and train stations at Micheldever Station, Winchester and Basingstoke all offering direct routes to London (Waterloo).

### ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Water provided by the farm/estate. Mains electricity. Septic tank. Electric heating.

**Local Authority:** Winchester City Council. Council Tax Band D.

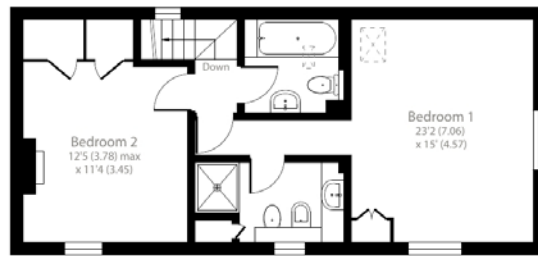
**Viewing:** Strictly via the agent, Carter Jonas.



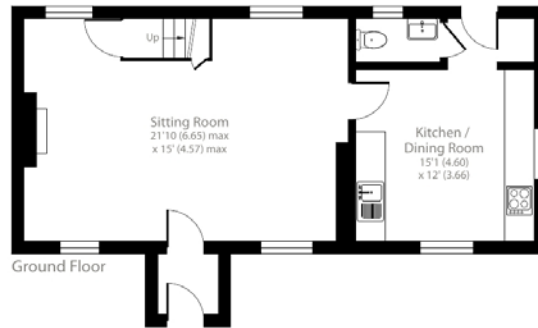


## Weston Down Lane, Weston Colley, Winchester, SO21

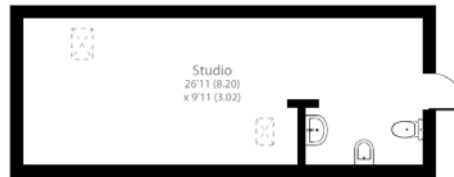
Approximate Area = 1050 sq ft / 97.5 sq m  
 Outbuilding = 674 sq ft / 62.6 sq m (excludes carport)  
 Total = 1724 sq ft / 160 sq m  
 For identification only - Not to scale



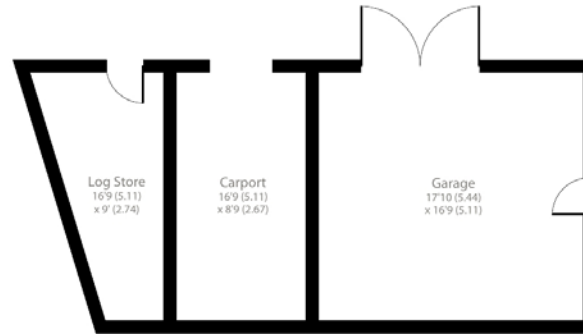
First Floor



Ground Floor



Outbuilding First Floor



Outbuilding Ground Floor



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Carter Jonas. REF: 1046764



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		102
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(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, SO23 8RZ

**carterjonas.co.uk**

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