



6 RACK & MANGER COTTAGES

Crawley, Winchester, Hampshire, SO21 2PH

Carter Jonas

6 RACK & MANGER COTTAGES, CRAWLEY, WINCHESTER, HAMPSHIRE, SO21 2PH

- 2 Bedroom terraced cottage
- Sitting room
- Dining room
- Kitchen
- Bathroom
- Detached utility / study
- Charming gardens to front and rear
- Parking for 3 cars
- EPC Rating E

DESCRIPTION

This delightful cottage offers great character and charm, in a delightful rural setting yet within easy reach of Winchester city centre. The accommodation comprises an open plan area on the ground floor, with a dining room to the rear and a cosy sitting room to the front, with log burner. The kitchen leads off from the sitting room and has a range of solid wood base and eye level units, with space for appliances and an oil fired Rayburn at the heart of the kitchen. Stairs lead up to the first floor with two bedrooms and a family bathroom.

Externally, the gardens are a particular feature of the property, with an excellent range of mature shrubs, borders and raised beds. The gardens extend to both the front and rear of the house and also contain a very useful detached outbuilding which is currently used as a utility room but has great flexibility and could also be used as a home office or gym. At the far end of the garden there is a hard standing area which provides parking for several cars.

AN ATTRACTIVE TWO BEDROOM TERRACED COTTAGE SITUATED IN THE HIGHLY REGARDED VILLAGE OF CRAWLEY, NEAR WINCHESTER. THIS WELL-APPOINTED HOME COMBINES TRADITIONAL CHARM WITH MODERN CONVENIENCES.



LOCATION

6 Rack and Manger Cottages is situated in the idyllic village of Crawley, just a short drive northwest of Winchester. This tranquil rural setting offers a perfect blend of countryside charm and city convenience, with Winchester's historic centre, mainline railway station, and extensive amenities approximately 4.2 miles away. Families will appreciate the excellent educational options nearby. Sparsholt Church of England Primary School. For secondary education, Henry Beaufort School is approximately 3.3 miles away, and Kings' School is about 3.7 miles away. Additionally, The Westgate School, an all-through school is located around 4 miles from the property. The surrounding area is rich in natural beauty, with nearby walking and cycling routes such as the Clarendon Way and Stockbridge Down, providing ample opportunities for outdoor recreation. Local amenities are easily accessible in Winchester and the neighbouring towns. This location offers a peaceful village lifestyle with the benefits of excellent connectivity and amenities.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains electricity, private water supply, oil & wood burner open fire.

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.



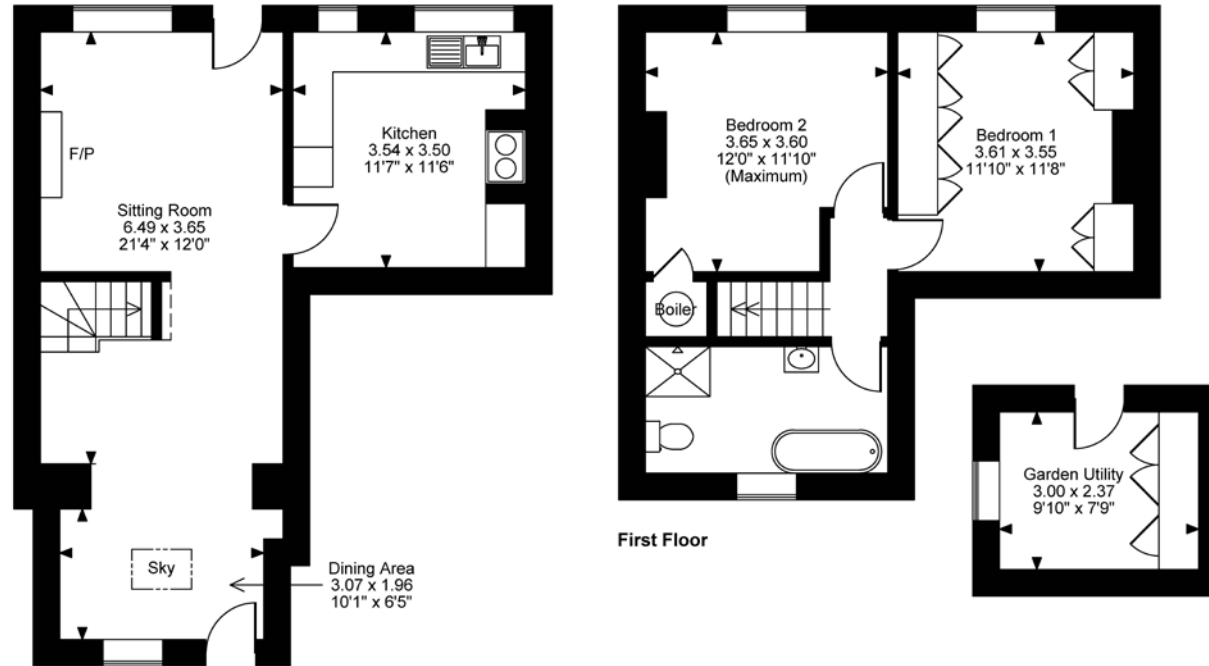
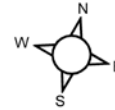
Rack & Manger Cottages, Crawley, Winchester

Approximate Gross Internal Area

Main House = 881 sq ft / 82 sq m

Garden Utility = 77 sq ft / 7 sq m

Total = 958 sq ft / 89 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(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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