



THE  
COUNTRY  
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COMPANY

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Micheldever  
Nr Winchester



## Micheldever, Nr Winchester, Hampshire

A pretty semi-detached character 2/3-bedroom cottage, with home office/studio, large private garden and parking, situated in the sought-after village of Micheldever.



### Mileages (approximate)

Michel ever Station – 2 miles

Winchester – 8 miles

Basingstoke – 14 miles

### Summary of Accommodation

Sitting Room

Kitchen/Dining Room

Garden/Family Room

Two Double Bedrooms

Family Bathroom

Attic/loft Room

Studio & Store

### Description

An extremely well presented, light and spacious home with lots of character and good ceiling heights throughout.

The accommodation includes an elegant sitting room with exposed floorboards and impressive inglenook fireplace with stove. An open plan kitchen/dining room and oak framed garden/family room complete the ground floor.

On the first floor are two good sized double bedrooms with fitted wardrobe cupboards and a pretty bathroom with clawfoot bath and separate shower.



Accessed via a hidden 'space saver' staircase is the loft room which works well as an occasional guest bedroom/study or hobby space.

### Outside

To the rear of the garden is a large detached studio with water, power and heating via a log burning stove, which is ideal for those wishing to accommodate a home/office lifestyle.

There is parking to the front of the house with gated access to the rear garden where there is an attractive paved sun terrace adjacent to the house which is an ideal area for alfresco entertaining. Steps lead from here to the private garden with large area of lawn,

interspersed with vegetable plot and mature planting.

### Situation

Micheldever village is extremely well placed for access to both city and country. There is a train station with services to London at Micheldever station and access onto the A33 to the M3. Winchester and Basingstoke are close by with extensive amenities and further transport infrastructures. The village itself has a primary school and a diverse range of groups and activities for villagers.

**Services:** Mains electricity and water. Private drainage and oil-fired central heating.

**Local Authority:** Winchester City Council.

**Tenure and Possession:** The property is offered for sale Freehold.

### Viewing:

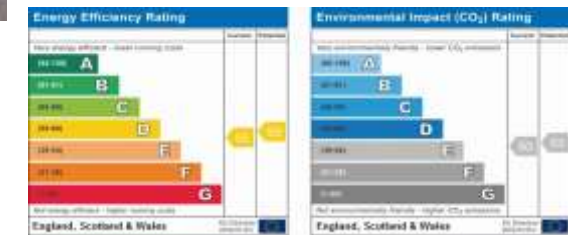
Strictly by appointment with The Country House Company. Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

Prior to making an appointment to view, the agents strongly recommend that you discuss any points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey

### Directions:

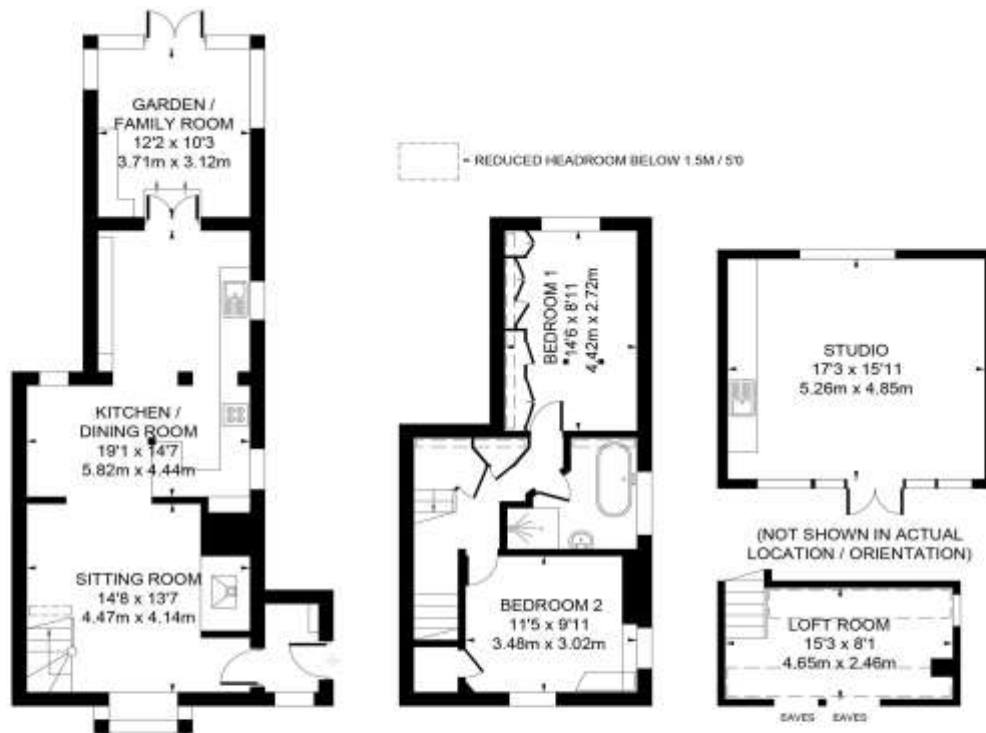
From Winchester take the A31 towards Basingstoke. After several miles turn left signposted toward Michelever Village. At the junction turn left and follow the road as it weaves through the village passing the school. The property is on the left hand side shortly after the left hand turn to Weston Colley.



### Disclaimer: (including fixtures and fittings)

Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2019. Interior photos 2019





GROUND FLOOR  
APPROX. FLOOR  
AREA 610 SQ.FT  
(56.7 SQ.M)

FIRST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT  
(37.8 SQ.M)

SECOND FLOOR  
APPROX. FLOOR  
AREA 125 SQ.FT  
(11.6 SQ.M)

APPROX. FLOOR AREA = 1141 SQ.FT (106.0 SQ.M)  
STUDIO = 274 SQ.FT (25.5 SQ.M)  
TOTAL = 1415 SQ.FT (131.5 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
floorplansUsketch 2019 (ID 601646)



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