



At home in Itchen Stoke

Evenlode Cottage, Itchen Stoke

ALRESFORD, HAMPSHIRE, SO24 0QZ

Asking Price £995,000

- Sizeable Grade II Listed Cottage
- Delightful Village Location with Nearby Walks
- Convenient for Winchester and Alresford
- 4 Receptions/4 Bedrooms/3 Bathrooms
- Double Garage and Driveway Parking
- No Onward Chain

A sizeable thatched cottage in the heart of The Itchen Valley, with good access to Winchester and Alresford. This extended property retains much of its character and charm, whilst offering a large amount of versatile accommodation with four reception rooms, four bedrooms and three bathrooms. There is a lovely southerly view across the valley from the front garden, with a nearby path leading down to the River Itchen and beautiful countryside walks. The cottage is Grade II listed and is being sold with the benefit of no onward chain.

The property is approached via a 5-bar gate, which opens to the driveway with parking for several cars and a detached double garage. The house itself is entered via an enclosed porch, with the front door opening into a reception hall, with stairs to the first floor, an understairs cupboard and a fireplace. To the left is a study with a bay window, and to the right is the sitting room, with a fireplace. It is open-plan to the dining room. There is a fitted kitchen/breakfast room, cloakroom and utility room, as well as two storerooms, which are accessed from the garden. On the first floor, there is a large landing, with rooms





leading off. There are three double bedrooms, two of which have en-suite bathrooms. There is a further single bedroom and family bathroom.

Outside, the main garden is at the front of the house, with a lawn, flower and shrub borders, a small pond and a well. There is a generous, detached double garage and parking for several cars. The rear garden is steeply banked, with narrow paths to either side leading up to a high point which looks down at the rear of the house. At the top of the garden there is a summer house, with a view over the field to the rear.

The Itchen Valley is highly sought-after, due to its stunning location within the beautiful South Downs National Park, with delightful chalk streams and country walks, welcoming pubs and pretty churches. There is a primary school in nearby Itchen Abbas. Itchen Stoke is within easy reach of the City of Winchester, the M3 and mainline rail access to London.



SERVICES

Mains gas and electricity are connected. Private drainage system. Water is supplied from a borehole in the well in the front garden.

LOCAL AUTHORITY INFORMATION

Winchester City Council
Council Tax Band: G

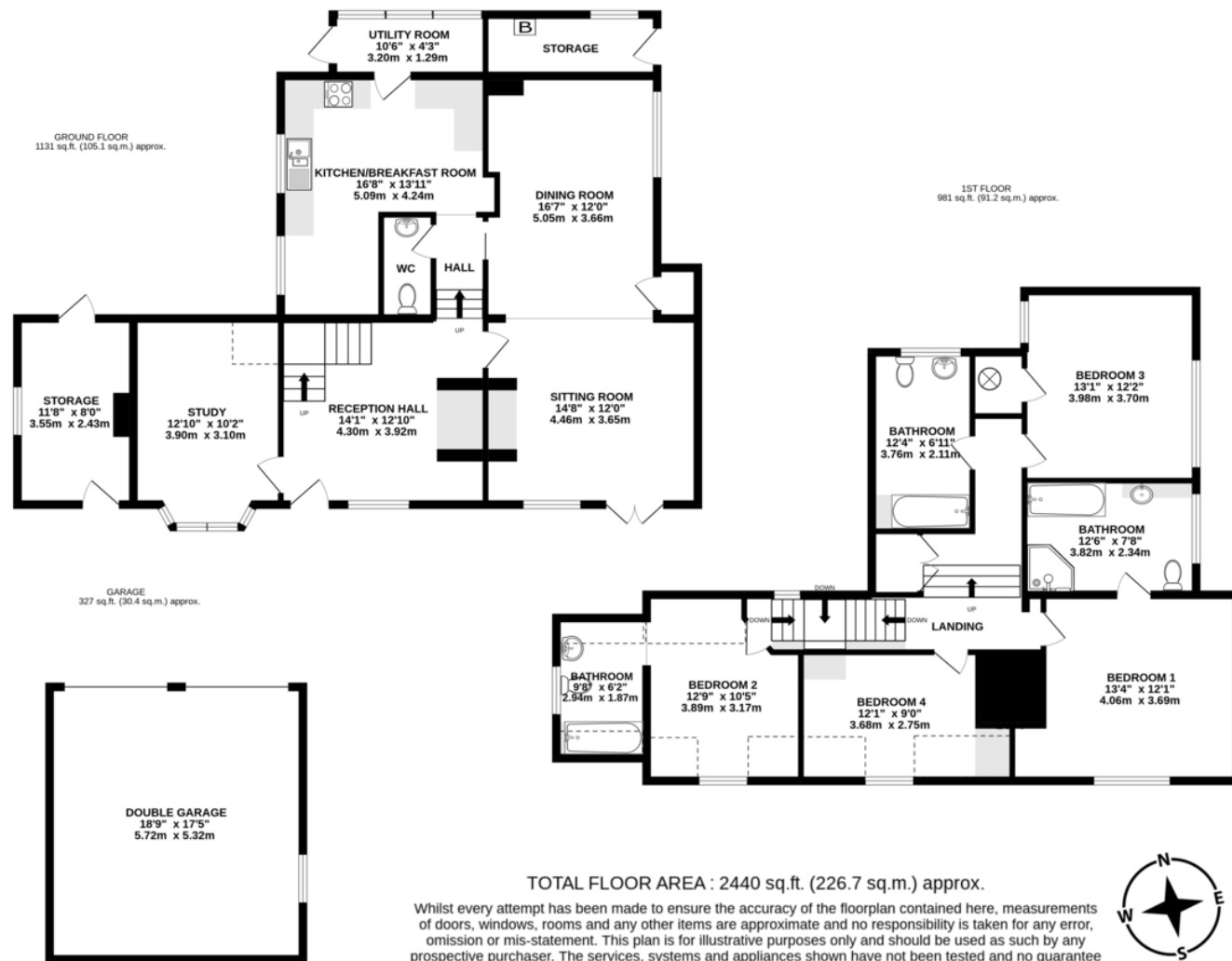


EPC REPORT

This property is Grade II listed, and therefore does not require an EPC report.

DIRECTIONS

From the centre of Alresford proceed out of the town along West Street in the direction of Winchester. As you come out of the town, take the right hand turn signposted Kingsworthy and Itchen Abbas. Proceed along for about a mile. As you come into Itchen Stoke continue past the church where, after a short distance, Evenlode will be found on the right hand side



TOTAL FLOOR AREA : 2440 sq.ft. (226.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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