



## Long Cottage

KILMESTON | ALRESFORD | HAMPSHIRE | SO24 0NL

Wilson | Hill

Master Bedroom with En Suite Bathroom | 3 Further Bedrooms | Family Bathroom | Dining Hall | Sitting Room | Study | Kitchen/Breakfast Room | Cloakroom | Utility Room  
Off Road Parking | Garden Store & Loggia | Partly Walled Garden | Situated within the South Downs National Park  
Mileages: Petersfield 12 miles, Alton 14.4 miles, Alresford 4.6 miles, Winchester 8.9 miles  
Main line station and A3 at Petersfield. Main line station and M3 at Winchester



### **| The Property**

Long Cottage is a special and versatile character home with particularly light and well-proportioned single storey living space via clever use of vaulted and conventional ceilings which provide contrasting bedrooms and reception rooms. The kitchen/breakfast room has double doors to the sitting room and can be opened to provide a larger open plan space and is adjacent to the elegant dining hall. A great home to entertain in or contract as needs dictate.

A rear entrance with cloakroom, small study and utility room is practical for country living or pets. The bedrooms are contained in a wing and the main bedroom suite has a lovely aspect into the garden so the three further bedrooms and a family bathroom can be shut off if needs be or perfect space for guests or family with a second bathroom. There is a big house feel but with lock up and leave convenience, a perfect combination with a manageable well stocked garden.



## | Location

Set in one of Hampshire's best kept secret villages, Kilmeston, which is off the beaten track, yet perfectly placed for ease of access to Winchester or the Georgian town of Alresford with their wider amenities. The picturesque village has an active community with village hall, church, some beautiful walks along the many footpaths which cross some of Hampshire's finest rolling open countryside and is a time warp really where little has changed over the centuries and now within the South Downs National Park.

In addition to the extensive networks of local footpaths direct from the village the local lanes also provide walking and cycling options for any country/outdoor enthusiasts.

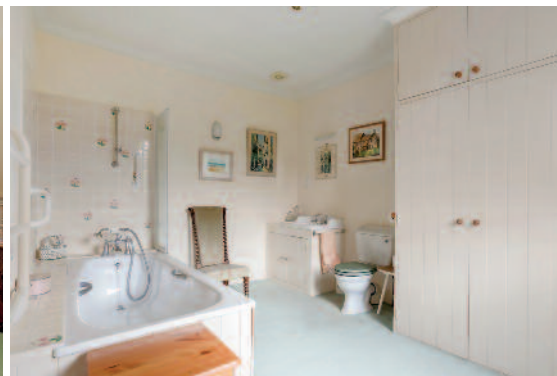
Petersfield and Winchester are both handy via the A272 (which passes about 1 mile north of the village), with their comprehensive range of facilities and main line stations.

The M3 is at Winchester which links to Southampton and Eastleigh airport. The A3 at Petersfield linking to Guildford or Portsmouth. There are well regarded state and private schools within the region, including Perrins Secondary School (Alresford), Cheriton Primary, Peter Symonds (Six Form Winchester), Princes Mead, Pilgrims, Twyford, St Swithuns and Winchester College. Bedales and Churcher's at Petersfield.

## | Outside

A gravel in and out drive sweeps in towards the front of the house with plenty of off road parking. A shared drive to one side gives access to a neighbour behind, but swings privately behind the cottage, useful for back door unloading or access to the mainly walled rear garden. The garden was planned for ease of management with a lovely level lawn behind the house, useful garden store, loggia for outdoor entertaining and colourful well stocked herbaceous beds.

A vegetable garden with raised beds and small paved terrace are to one side of the house and accessed easily from the kitchen as is the walled rear garden. Overall a home which fuses the outdoor space with the inside and especially wonderful in the summer.



## Directions to SO24 0NL

From Petersfield/A3 leave on the A272, (towards Winchester), follow for just over 10 miles, as you come into the village of Cheriton pass The Hinton Arms and turn left at the cross-roads to Kilmeston. \* Follow the winding lane to the village and Long Cottage will be found on your left at the top of the hill.

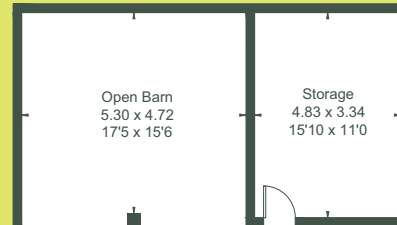
From Winchester follow the A272 to Cheriton and as you reach the 30mph sign, turn right at the cross-roads (to Kilmeston) and follow as \* above.

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Viewing strictly by appointment.

Approximate Area = 226.7 sq m / 2440 sq ft  
Storage = 16.1 sq m / 173 sq ft  
Total = 242.8 sq m / 2613 sq ft  
(Excluding Open Barn)



(Not Shown In Actual Location / Orientation)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 319695

**Services:** Mains water and electricity. Oil fired boiler providing hot water and heating. Private drainage.

**Local Authority:** Winchester City Council,  
[www.winchester.gov.uk](http://www.winchester.gov.uk), 01962 840222

**Council Tax:** Band E

**EPC:** F35

Wilson Hill have not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Maps and plans shown as a guide only.

Details and photographs dated June 2023.

01730 262600 | [info@wilsonhill.co.uk](mailto:info@wilsonhill.co.uk) | [wilsonhill.co.uk](http://wilsonhill.co.uk)

4 Lavant Street Petersfield GU32 3EW



Wilson | Hill