



2 Fir Tree Cottages, Upham - SO32 1JL  
In Excess of £650,000

WHITE & GUARD

# 2 Fir Tree Cottages

Upham, Southampton

Offered for sale with no forward chain is this charming Grade II listed cottage set in the requested village location of Upham. With origins dating back to the 18th Century this delightful home offers an abundance of character alongside a generous plot approaching 0.25 of an acre. The living accommodation offers two reception rooms in addition to a well-proportioned kitchen dining room and an attached garage that houses a cloakroom WC. Across the first floor are three bedrooms, which includes two well proportioned doubles both showcasing en-suite bathrooms. Externally there is a driveway and a fabulous rear garden.

## LOCATION

Steeped in history the village of Upham has a thriving community and also has a popular C of E Primary School, recreation ground, church, village hall, two pubs, a village pond and even its own football club. The village is also a favourite starting point for country walks due to it being surrounded by beautiful countryside within the South Downs National Park. Southampton Airport is only 30 minutes away with Eastleigh and Parkway main line railway stations also being with easy reach. The pretty market towns of both Bishops Waltham and Wickham are also close-by, as are all main motorway access routes, enabling direct access to the Cathedral City of Winchester, Portsmouth, Southampton, Chichester, Guildford and London.

- WINCHESTER BAND D
- FREEHOLD
- NO FORWARD CHAIN
- THREE BEDROOM CHARACTER COTTAGE
- SET ON A PLOT 0.25 ACRE
- TWO RECEPTION ROOMS
- TWO ENSUITES
- GARAGE & DRIVEWAY
- BEAUTIFUL REAR GARDEN



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#### INSIDE

A front door opens to into the entrance porch which has stairs leading to the first floor and an opening leads through to the living room. Laid to wooden parquet flooring the cosy and characterful living room has a delightful open fire and a fitted dresser unit to one side of the chimney. Access is provided to the dining area and kitchen, the dining room itself is set at the rear of the house and provides a door to the which opens onto the rear garden. The expansive kitchen dining room extends to over 18ft and comprises a range of matching wall and base level units with solid wood counter tops over which incorporate an inset butler sink and provide space for an Aga cooker. Furthermore the kitchen provides space for a fridge freezer and space and plumbing for a washing machine, alongside a dining area at the rear. A door at onto the rear garden and a further door to one side provides pedestrian access into the garage and also houses a cloakroom WC.

The first floor landing has access to the loft space and doors lead to the principal accommodation. The master bedroom is a well proportioned double room and features exposed wooden flooring, an ornate feature fire place and fitted wardrobes. The adjacent en-suite, also accessible from bedroom three comprises a panel enclosed bath, pedestal wash hand basin, WC, and heated towel rail. The second bedroom, also a good size double room, provides eaves storage space and further space for freestanding bedroom furniture. The well-appointed en-suite has a walk in shower with fitted glazed screen, WC, pedestal wash hand basin and heated towel rail. Completing the first floor is bedroom three, currently in use as a study the room is an ample sized single room which benefits from access to the en-suite bathroom.

#### OUTSIDE

The front of the cottage exudes charm and appeal with exposed brick and flint walls, the well maintained front garden is enclosed via mature hedging. To one side of the front garden a shingled driveway provides vehicular access to the garage. The wonderful established rear garden is a brilliant size and offers a patio seating area which extends from the rear of the house and in turn leads to large lawned area with intersecting flower beds, mature hedging and trees.



## SERVICES:

Water, electricity, Oil heating system and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.

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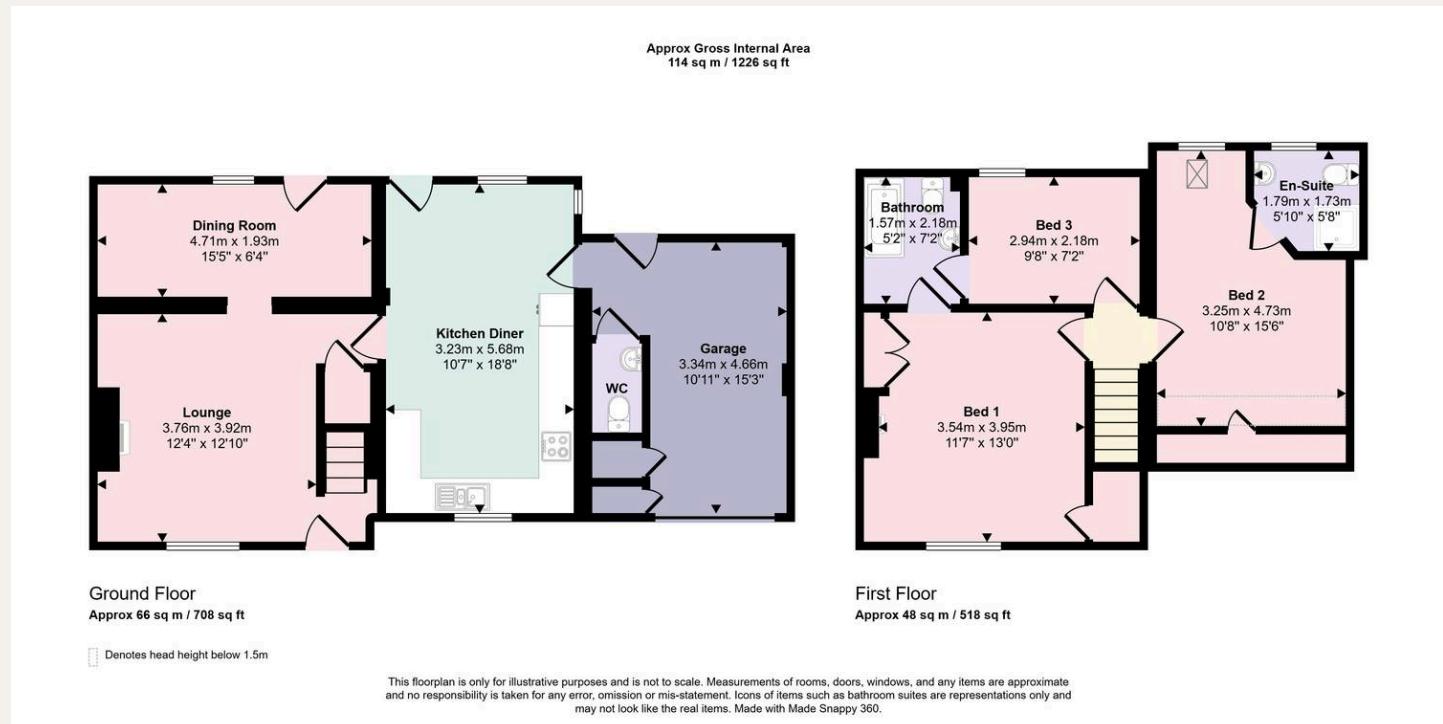
## ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentary or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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