2 MALMS FARM COTTAGES
SHAWFORD • HAMPSHIRE

Charming 3 bedroom semi-detached period home with fantastic rural views

Entrance hall • Kitchen/dining room • Sitting/dining room
Downstairs WC

Basement: Family room/bedroom 3

First floor: Master bedroom • Family bathroom • WC

Second floor: Bedroom 2 with shower

Garden • Parking • Summer house, log store and shed

Shawford station 0.8 mile (London Waterloo from 71 minutes).
Winchester 4.6 miles (London Waterloo from 58 minutes).
Southampton Airport 11 miles
(Times and distances approximate)

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2 Malms Farm Cottages

Attractive red brick semi-detached period property believed to date from the turn of the century. The house is set in an idyllic rural location with far reaching views across the river and valley beyond. The house has been extensively refurbished and is presented in extremely good condition throughout.

The kitchen/dining room is light and spacious with a full height vaulted ceiling and slate floors. A stable door leads out to a courtyard area with a store room, creating a perfect space for outside entertaining.

The bright sitting room has a wood burning stove and spectacular views overlooking the garden and river.

There is also a cloakroom/WC on this floor.

Downstairs from the sitting room the former basement has been converted into a family room/bedroom 3. This room also has its own entrance with sunken garden and seating area.

On the first floor is the generous master bedroom which has an original fireplace, built in cupboards and picturesque views across the valley. There is a large bathroom on this floor and a separate WC.

On the second floor, into the loft conversion, there is a further double bedroom with velux windows. This room also has a shower built in.

Situation

2 Malms Farm Cottages is in the popular village of Shawford close to Winchester. The village amenities include a mainline railway station, a public house and a coffee shop. Twyford is about 1.7 miles away and has a post office/store with adjoining restaurant, two pubs, a hairdresser, doctor’s surgery and church.

The vibrant Cathedral City of Winchester offers a wide range of boutique shops, a theatre, cinema, restaurants and pubs. The city is set against a backdrop of beautiful Hampshire countryside and the surrounding area offers sporting and leisure opportunities including sailing on the south coast; fishing on one of the county’s world renowned chalk streams; walking, riding and cycling in the country parks.

Twyford St Mary’s Primary School and The Westgate Secondary School are the catchment area schools. Other nearby schools include the well renowned Twyford independent prep school as well as The Pilgrims’ School, St Swithun’s, Winchester College and Peter Symonds Sixth Form College.

The direct train services to London Waterloo take around one hour from Winchester Station or about 71 minutes from Shawford Station which is 0.8 miles from the house. The A34, M3 and A303 roads for access to the Midlands, London, the south coast and the south west are within a short distance. Southampton Airport has a wide range of national and European flights and is about 11 miles away. (Times and distances approximate)
Outside
The house is approached along Malms lane and has a gravel parking area. Steps lead down to the garden which has been recently landscaped and provides a private and secluded space. The garden is predominantly laid to lawn with a fruit cage, a summer house and an area of decking overlooking the river, which has full fishing rights and owned to the opposite bank.

Services
Mains water, electricity and private drainage. Central heating and hot water off wood-burner.

Fixtures and Fittings
All those items known as tenant’s fixtures and fittings together with fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation.

Directions (SO21 2BU)
Leave Winchester via St Cross Road, take the second exit to Compton and Otterbourne. Pass over the motorway bridge after which turn immediately left, signed to Shawford and Twyford. Proceed to the bottom of the hill and turn right before the station, passing the parking area for Shawford Down. Continue on this lane, passing under the railway and a terrace of cottages; stay on this lane and 2 Malms Farm Cottages will be found soon after on the left (the second of a pair of cottages) with the gravel parking area on the right.

Approximate Gross Internal Floor Area
Total: 1388 sq.ft / 128.93 sq.m
(includes areas with restricted height less than 1.5m)

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