



Wisteria Cottage

Waterloo Cottages, Church Street, Micheldever, Winchester



BNP PARIBAS GROUP

A Charming Grade II listed cottage on the edge of the pretty village of Micheldever.

A charming, bright thatched cottage, Grade II listed and with characterful features throughout, it has also been lovingly restored and refurbished by the current owners. Set in a quiet position within the popular village of Micheldever.



1 RECEPTION ROOMS



2 BEDROOMS



1 BATHROOM



OUTSIDE STORE



0.208 ACRES



FREEHOLD



VILLAGE



929 SQ FT



**GUIDE PRICE
£550,000**



The property

Wisteria Cottage is a stunning example of a village chocolate box cottage. Thought to date back to the 17th Century, Wisteria Cottage offers a wealth of character features which have undergone a schedule of works to restore and return the cottage to its original guise.

The home is approached by a path to a covered porch with a stable door leading into the main reception room with its impressive, exposed beam ceiling. The current owners have restored the inglenook fireplace and added a cosy log burner to make this a charming reception room. There is also space for a dining area and bespoke cupboards either side of the fireplace offer useful storage.

This room in turn leads to the versatile kitchen with a range of units offering excellent storage. Base and eye-level units on both sides of the kitchen as well as a gas hob, electric oven and grill as well as space for a dishwasher, tall fridge-freezer and washing machine.

The kitchen also leads to a well-appointed bathroom with a bath and shower over, as well as wash hand basin with storage.

To the first floor are two good sized bedrooms, both with windows overlooking the glorious gardens. The principal bedroom is of excellent proportions and has good built in storage and a charming Victorian fireplace which the current owners have restored.

The home has full central heating, powered by LPG gas bottles. The home also benefits from secondary glazing which has made a huge difference to the home's energy efficiency. There is also underfloor heating in the kitchen and bathroom should you wish to use it.



Outside

The home is set within magical gardens. Across from the home is the incredible main garden where there is ample space for chickens, as the current owners have had in the past, as well as a vegetable bed and fruit cage. The borders and flower beds are well stocked and established offering a variety of shrubs and wildflowers. The current owners have spent a lot of time and energy to create an idyllic haven and different spots offer shade and sunshine in abundance. Within this area of the garden there is a useful shed as well as two greenhouses and a wildlife pond.

The home has access from the private lane to a driveway and parking area as well as from Church Street onto a driveway where there is a shed and workshop as well as a further garden easily accessed from the kitchen which makes a lovely spot for al-fresco dining and entertaining.

Location

Lying on the River Dever, the picturesque and sought after village of Micheldever has a good range of day-to-

day amenities, including a village shop, church, a pub, village hall and popular primary school. It also offers a thriving community spirit with a diverse range of village groups and activities. It is surrounded by some beautiful countryside and the area is crisscrossed by footpaths and bridleways including the Wayfarers Walk.

The historic city of Winchester is nearby. With its attractive streets and appealing backdrop to a great range of coffee shops, bars, restaurants, speciality boutiques and independent retailers, a library, theatre and cinema.

The property enjoys excellent communication links with easy access to the M3 and A303. Both Micheldever and Winchester offer fast rail links to London Waterloo in around an hour.

The catchment area schools are Micheldever Primary School and Henry Beaufort in Winchester. For independent schools, the area offers plenty of choice, including Princes Mead, Twyford, Pilgrims along with St Swithuns and Winchester College.



Distances

- Winchester 7.7 miles
- Basingstoke 12.4 miles
- Southampton 19.1 miles

Nearby Stations

- Micheldever Station 2.5 miles
- Winchester Station 7 miles
- Basingstoke Station 13 miles

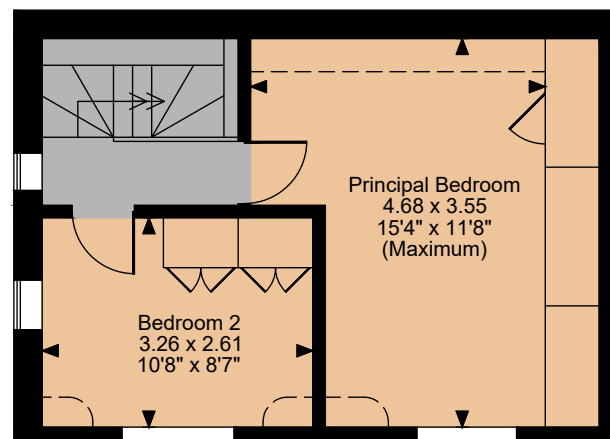
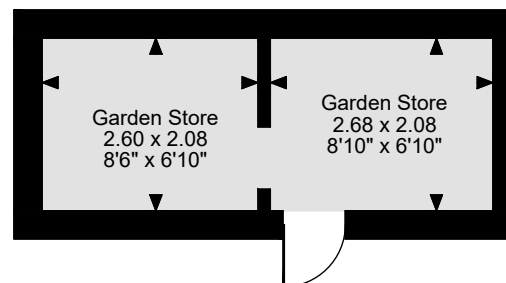
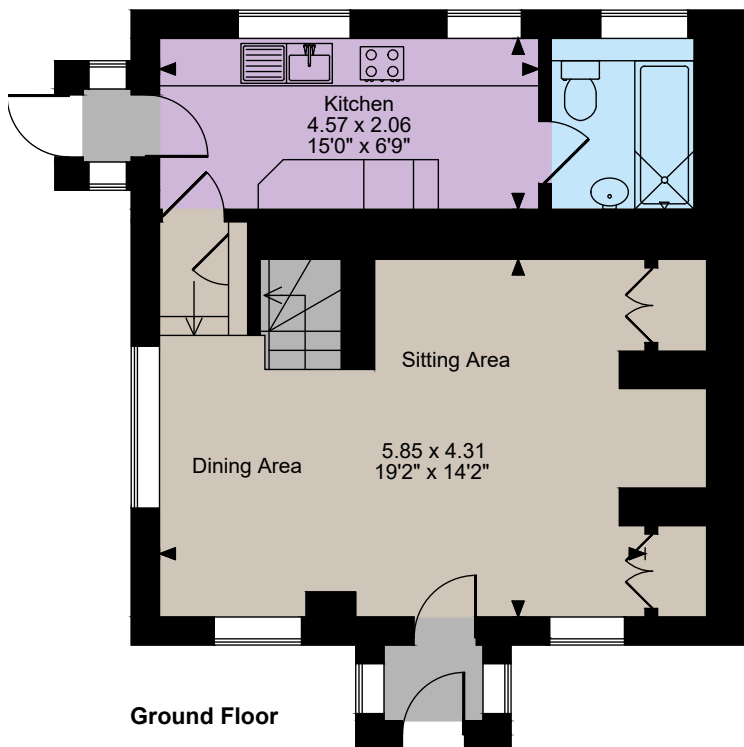
Key Locations

- Winchester Hospital 7.6 miles
- Southampton Airport 18.1 miles
- Gatwick Airport 69.8 miles

Nearby Schools

- Micheldever CofE Primary
- South Wonston Primary
- Henry Beaufort School
- Prince's Mead
- St. Swithuns





First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Floorplans

House internal area 929 sq ft (86 sq m)

Garden Store and internal area 122 sq ft (11 sq m)

For identification purposes only.

Directions

SO21 3DB

what3words: ///chatters.universes.half

General

Local Authority: Winchester City Council

Services: LPG Gas for heating and hot water, private drainage, electricity and mains water. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: D

EPC Rating: E

Wayleaves and easements: Pedestrian Access to Waterloo Cottages

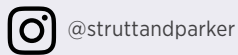
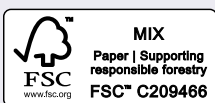
Winchester

6 Jewry Street, Winchester SO23 8RZ

01962 869999

winchester@struttandparker.com
struttandparker.com

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