




# Manor Cottage


Frenchmoor Lane, East Dean, Hampshire





# A delightful detached family home in the sought after village of East Dean with beautiful gardens


With charming features and beautifully tended gardens, this spacious home offers versatile accommodation and excellent links to Salisbury and Winchester.


**3 RECEPTION ROOMS**


**4 BEDROOMS**


**2 BATHROOMS**


**CAR PORT AND ANNEXE**

**0.78 ACRES**

**FREEHOLD**

**RURAL**

**2,513 SQ FT**

**GUIDE PRICE £1,100,000**



## The property

Manor Cottage is a truly delightful home, brimming with character and charm, nestled in one of the Test Valley's most picturesque villages. Approached via a neat driveway and accessed through a traditional five-bar gate, the property offers convenient vehicular access to a carport and a range of useful outbuildings. The front elevation of the cottage is adorned with mature planting and climbing roses, enhancing its idyllic countryside appeal.

A pretty covered canopy shelters the front door, which opens into a cosy snug. This welcoming space features the original inglenook fireplace and a log burner, creating a warm and inviting atmosphere. At one end of the property is a light-filled study with garden views—an ideal and peaceful space to work from home.

The snug leads seamlessly into the heart of the home, an impressive open-plan living area that includes a sitting room, dining area, and a bespoke oak kitchen. Glazed double doors open directly onto the terraced

area and lawn. The kitchen is beautifully crafted and thoughtfully designed for entertaining, with York stone flooring and featuring an electric Aga with intelligent management system, double farmhouse sink, integrated dishwasher, and a central island with a granite worktop, wine storage, and a secondary sink. Exposed beams and elegantly framed windows add to the rustic country kitchen aesthetic. Adjoining the kitchen is a practical utility room with space for additional appliances, and a modern downstairs shower room.

Upstairs, a split-level landing leads to four generous and versatile bedrooms. The principal suite is particularly striking with its vaulted ceiling and dual-aspect views over the surrounding gardens, framed by elegant wooden windows. The remaining bedrooms are all well-proportioned, offering built-in storage or eaves access. The spacious family bathroom features a free-standing bath and separate shower, combining style and functionality.





## Outside

The gardens surrounding Manor Cottage are delightful, with a generous lawn and block paving providing ample space for al fresco dining and entertaining. Mature trees and established shrub borders create a private setting, complemented by a dedicated wildflower bed and a rewilding programme that attracts local birds and wildlife. The property also benefits from a superb annexe comprising two interlinked rooms, ideal as workspace or ancillary accommodation. Both rooms are fully insulated with underfloor heating, permitting everyday use. In addition, there is a useful garage and store with power, the annexe's solar panels provide cheap and sustainable energy.

## Location

East Dean is a quintessential English village nestled within the stunning countryside of the Test Valley, on the Hampshire–Wiltshire border. This charming rural setting offers a peaceful lifestyle surrounded by rolling hills, ancient woodlands, and scenic footpaths, including access to the nearby Clarendon Way and

New Forest National Park, both popular with walkers, cyclists, and nature enthusiasts.

Despite its idyllic tranquillity, East Dean is conveniently located just a short drive from the historic Cathedral City of Salisbury, which provides a comprehensive range of amenities, including high street shops, cafes, restaurants, and cultural attractions. The village is also within easy reach of Romsey and Winchester, with both offering further shopping, leisure, and schooling options.

Nearby Grateley and Salisbury train stations offer regular services to London Waterloo, making the village a desirable option for commuters seeking a country lifestyle without losing access to the capital. Road links via the A30, A36, and A303 connect East Dean to the wider South West and London.

Schooling can be found nearby with West Tytherley C of E Primary nearby, Farleigh School, Bishop Wordsworth's, Chafyn Grove, Godolphin and King Edward VI School are all within easy reach.

## Distances

- Salisbury 10.9 miles
- Winchester 19 miles
- Romsey 8.5 miles

## Nearby Stations

- Dean Station 0.1 miles
- Salisbury Station 10 miles
- Grateley Station 12 miles
- Andover Station 16 miles

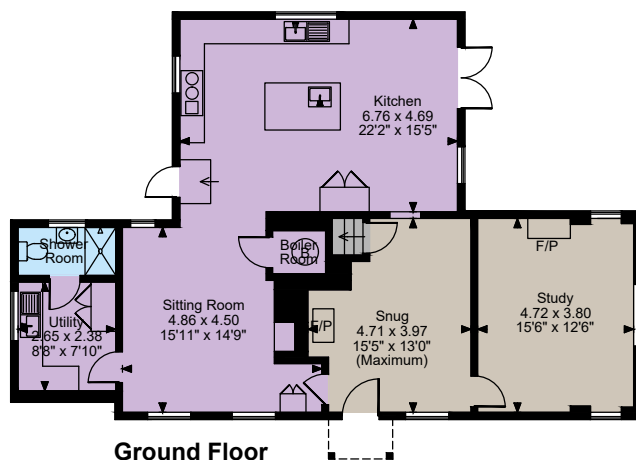
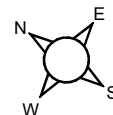
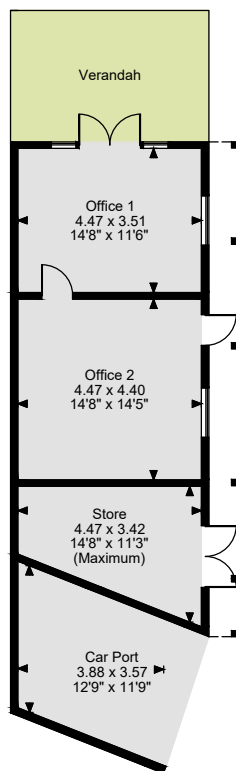
## Key Locations

- Waitrose Romsey 7.9 miles
- Whiteparish Surgery 3.6 miles
- Southampton Airport 18 miles

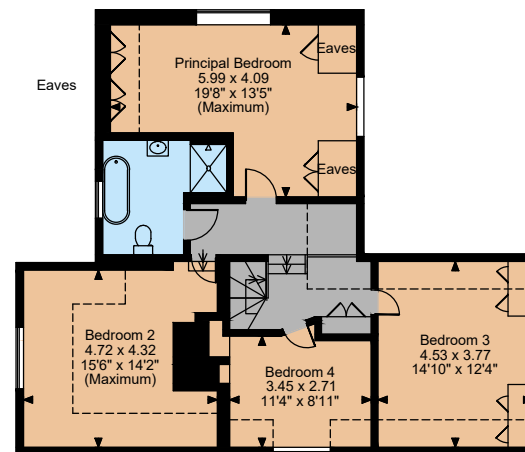
## Nearby Schools

- West Tytherley C of E
- Embley
- King Edward VI School
- Godolphin





Ground Floor



First Floor

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

□ □ □ Denotes restricted head height

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## Floorplans

Main House Internal area 1,844 sq ft (171 sq m)

Car Port internal area 159 sq ft (15 sq m)

Store internal area 122 sq ft (11 sq m)

Annexe internal area 388 sq ft (36 sq m)

Total internal area 2,513 sq ft (233 sq m)

## Directions

SP5 1HA

what3words:///surfaces.marine.dynamic

## General

Local Authority: Test Valley Borough Council

Services: Mains Electricity, Mains Water, Electric Heating, Underfloor Heating (to the annexe), Solar Panels. Private drainage by way of a recently installed waste treatment plant.

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

Council Tax: Band G

EPC Rating: F

## Salisbury

41 Milford Street, Salisbury, Wiltshire

**01722 344016**

salisbury@struttandparker.com

## Winchester

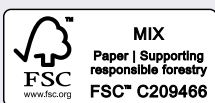
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