

Hazel Cottage

Warsash, Hampshire





Annexe





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A beautifully presented Grade II listed cottage
with useful annexe in a peaceful location.

Entrance hall | Sitting room | Kitchen/dining room | Utility room | Bathroom

Bedroom with en suite shower | Three further bedrooms

Annexe with large sitting room, kitchen/dining room, utility room, cloakroom, 2 bedrooms and bathroom

Large gym and games room

Garage and separate workshop

Attractive gardens | Vegetable garden | Stables | paddock

In all about 2.5 acres



Winchester

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Hazel Cottage

Hazel Cottage is a beautifully presented Grade II listed cottage with a substantial separate annexe. Originally a pair of cottages, the house is now a charming yet spacious family home that retains plenty of period features with the majority of the rooms facing south. The covered porch and front door leads to a large entrance hall and on to the double aspect sitting room with woodburner. A door leads to the kitchen/dining room which has a range of modern fitted units and a wood burner. Recently upgraded NEFF double ovens and microwave are complemented by a large Fisher & Paykel induction hob, extractor, double draw fridges and double draw dishwashers. The remainder of the ground floor is made up of a family bathroom, utility room and cloakroom.

The principal bedroom has an en suite shower room with fitted cupboards. There are three further bedrooms.

Annexe

Approached via its own entrance from Hook Park Road, the drive leads to a large parking area. Within the separate modern annexe is a south facing sitting room with bi-fold doors, fitted kitchen/dining room, utility room and cloakroom. On this ground floor there is also a large room currently used as a gym. Upstairs are two double bedrooms and a family bathroom.



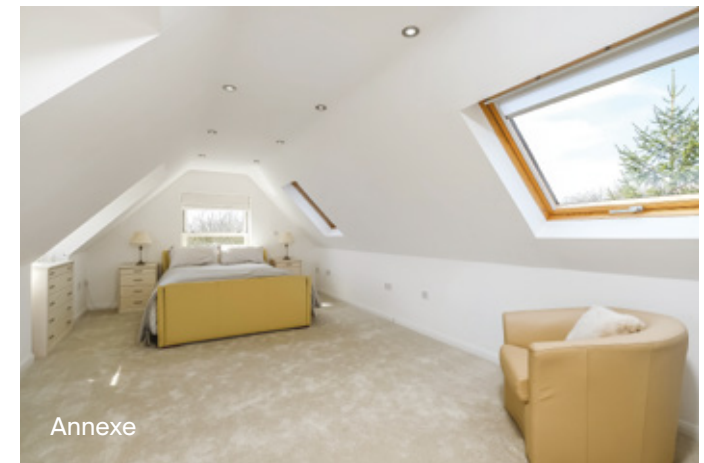




Annexe



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Outside

The house is set along a private road, with broad frontage which incorporates 2 sets of access gates. One servicing Hazel Cottage with standing room for a parked car in front of the garage. The second set of double gates allows access to both the annexe and the main house. This hard-standing area has room to park up to 6 vehicles. The majority of the garden is made up of a sweeping, level lawn which stretches to the rear of both properties. There is a private stone terrace immediately to the rear of the cottage and the annexe has the benefit of its own south facing terrace, with built in BBQ area and outdoor hot tub. In addition there is a further lawn to the north of the property.



Directions (SO31 9HE)

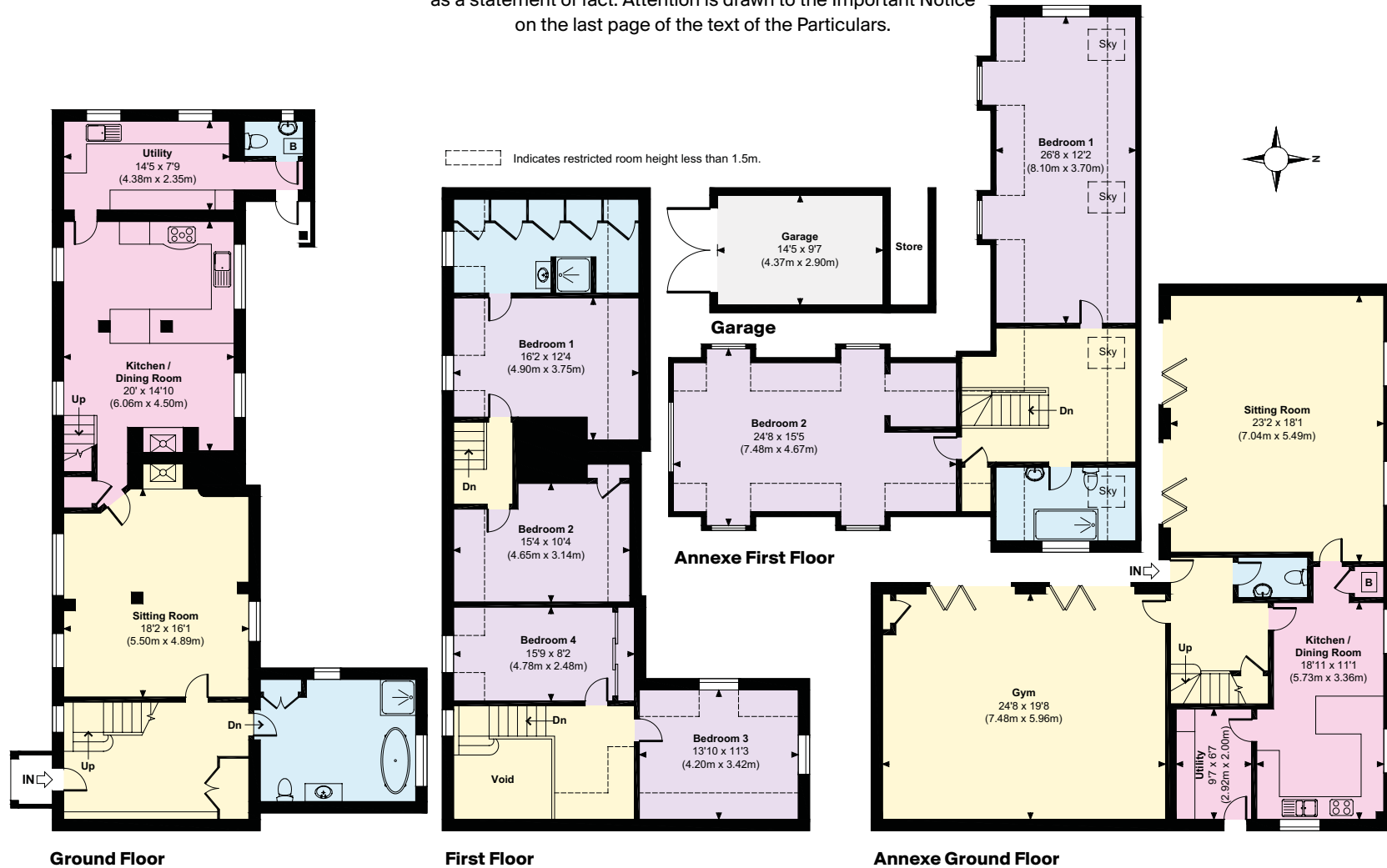
From the M27 (Junction 9), head south towards Titchfield. At the roundabout follow the A27 (Southampton Road) towards Titchfield. At the next roundabout take the last exit towards Titchfield then turn left at the smaller roundabout onto Warsash Road. Turn left into Hook Lane. Continue through Hook village, then turn right into Hook Park Road (track). Pass some paddocks on the right and the driveway to the house will be found on the right hand side just after the hedge.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
Main House = 2065 Sq Ft / 191.80 Sq M
Annexe = 2292 Sq Ft / 212.89 Sq M
Garage = 136 Sq Ft / 12.67 Sq M
Total = 4493 Sq Ft / 417.36 Sq M

This plan is for guidance only and must not be relied upon
as a statement of fact. Attention is drawn to the Important Notice
on the last page of the text of the Particulars.



Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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