

Church View Cottage, Exton, Hampshire





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Idyllically situated opposite the Church of St Peter & St Paul, the property dates back to the 16th Century and exudes character and period charm. A path through the pretty, well-stocked front garden leads to the front door which opens into the entrance hall/study. This then leads into the sitting room with an attractive fireplace, exposed beams and a door to the south-west facing rear garden. Beyond this is a study, which is ideally tucked away from the main part of the house, and downstairs cloakroom. At the other end of the house is a light and spacious kitchen/breakfast room with bespoke units, a Rayburn cooker and excellent ceiling heights. Off the kitchen is a conservatory/sunroom with access into the rear garden. On the first floor, all the rooms have part-vaulted ceilings. The principal bedroom has built-in storage and an en suite shower room. There are two further bedrooms on this floor, one of which has built-in storage, and a family bathroom.

Outside and to the rear of the house, is a patio area with an awning which is ideal for outdoor entertaining. The south-west facing garden is well-established and has been designed to have year-round interest. Beside the house is a garage which could make an excellent annexe or office, subject to planning.



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Location

The village of Exton, in the South Downs National Park has a popular village pub, The Shoe Inn, and there is a shop in nearby Meonstoke. More extensive facilities can be found in the nearby town of Petersfield and the cathedral city of Winchester. Independent schools in the area include Bedales, Churcher's College, Ditcham Park, Winchester College, St Swithun's, Portsmouth Grammar and Portsmouth High School.

Tenure: available freehold

Local Authority: Winchester City Council

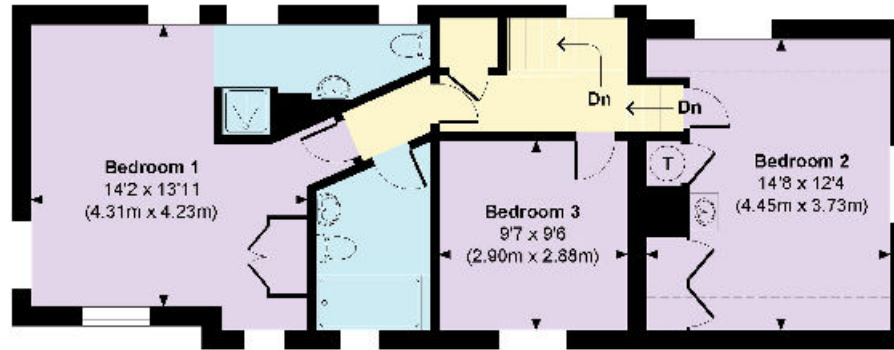
Council Tax band: G

Guide price: £875,000

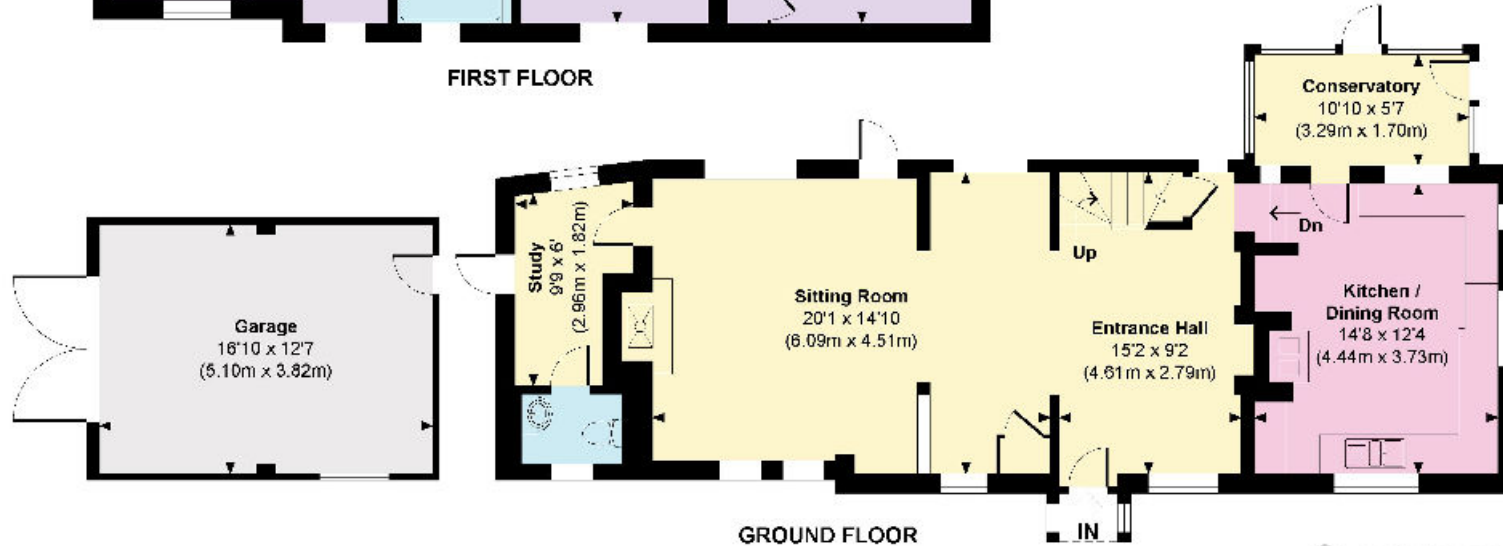


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Approximate Gross Internal Area
 Main House = 1435 Sq Ft / 133.32 Sq M
 Garage = 210 Sq Ft / 19.48 Sq M
 Total = 1645 Sq Ft / 152.80 Sq M
 Includes areas with Restricted room height.



FIRST FLOOR



GROUND FLOOR



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA) includes a hard-paved carport and the size and placement of fixtures are approximate and should not be relied on as a guarantee of fact. No guarantee is given for floor covering, landscaping or fixtures for any work, extension or renovation.

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----- Indicates restricted room height less than 1.5m

We would be delighted to tell you more

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