

Pern Cottage, Crawley





Pern Cottage, Crawley, Hampshire

This unique Grade II listed cottage sits in the heart of the pretty village of Crawley, about 5 miles from Winchester.

From the entrance, a door leads to a well-proportioned, light drawing room with an adjacent garden room overlooking the garden. To the other side of the hall is the double-aspect dining room with woodburner and stairs to the first floor. The full fitted country-style kitchen leads to the distinctive circular wing of the cottage. Within this part of the house is a utility room and cloakroom, bedroom (or family room) and en suite wet room. Spiral steps then leads to a first floor sitting room with views over the garden and countryside beyond. Upstairs in the main cottage are two double bedrooms with wardrobes, and a family bathroom.

Set back from the road, the garden extends to the rear of the property incorporating well-established borders and mature trees, leading to a paddock of approximately 0.98 acre. Adjacent to the property is a large garage with workshop and green house with substantial loft storage above (right of access via church next door). There is also a tractor shed.

Local Authority: Winchester City Council (Council Tax band: G)

Tenure: available freehold

Services: mains water, electricity and gas. Private drainage. Underfloor heating in kitchen and wet room.







Location (SO21 2PR)

The village has a playground, playing fields, cricket pitch, church and popular pub. Nearby Stockbridge has a range of shops and restaurants and Winchester has a wider range of amenities. There are trains to London Waterloo from both Winchester and Micheldever. Sparsholt Primary and either Henry Beaufort or Westgate Secondary are the catchment area schools. Other schools include The Pilgrims' School, Prince's Mead, Twyford, St Swithun's, Winchester College and Peter Symonds Sixth Form College.

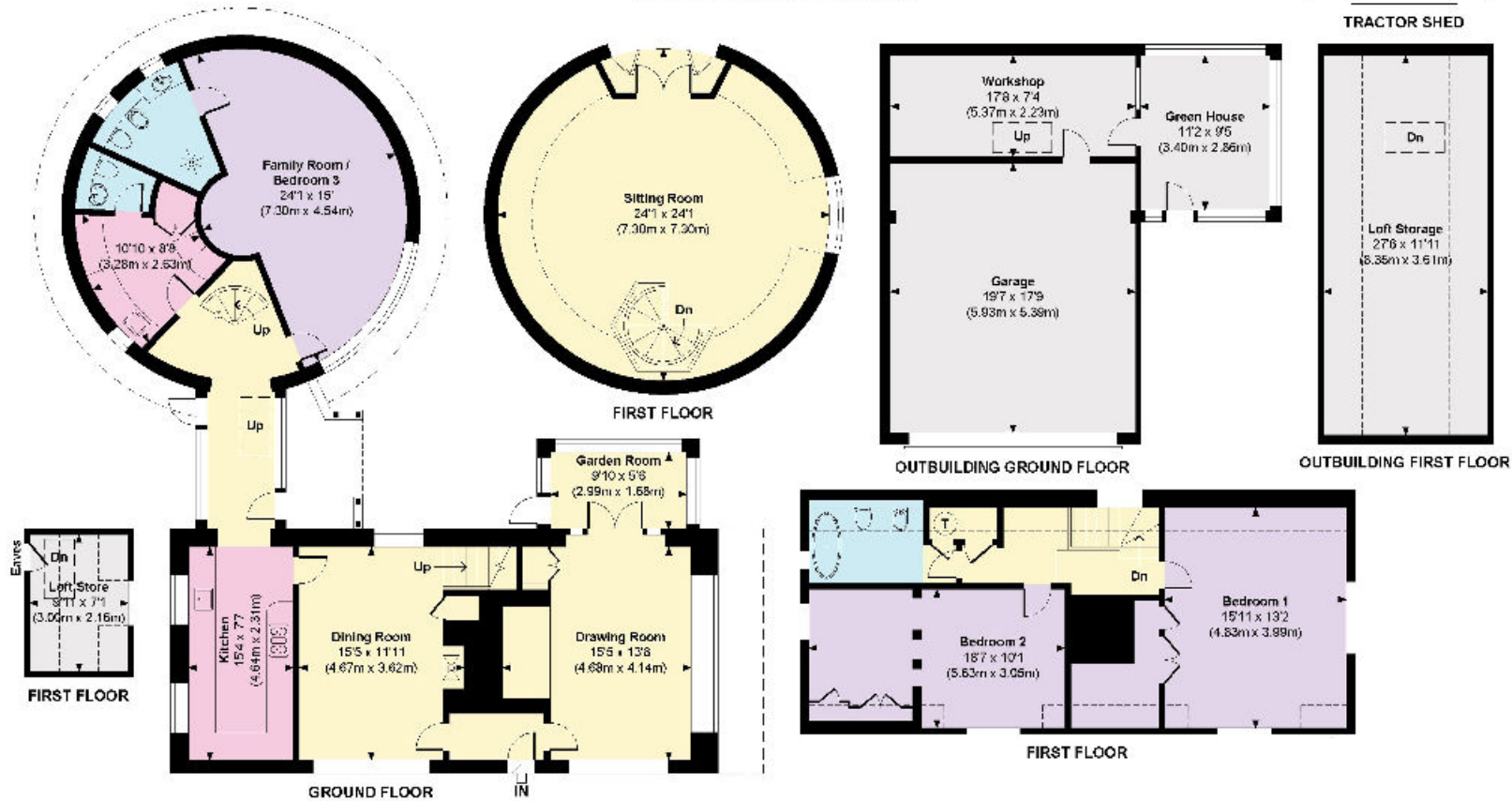
Guide price: £1,397,500



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.



Pern Cottage
Approximate Gross Internal Area
Main House = 2270 Sq Ft / 210.87 Sq M
Outbuilding = 914 Sq Ft / 84.89 Sq M
Tractor Shed = 319 Sq Ft / 29.67 Sq M
Total = 3323 Sq Ft / 308.75 Sq M
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



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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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Particulars dated November 2024. Photographs and videos dated November 2024.

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