



Briar Cottage, Kings Worthy, Hampshire



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Well-proportioned Grade II listed cottage with a wealth of character in the old part of the village.

Briar Cottage is believed to date from 16th century, although the listing describes the property as 18th century. About 30 years ago the house was extended and it is now about 2200 sq ft. The front door opens into the staircase hall. The double length drawing room and dining room has an inglenook fireplace, woodburning stove, wooden floorboards and beams. The family room has a travertine stone floor and French doors to the terrace and garden. The kitchen/breakfast room has a range of units, granite worksurfaces, gas fired Aga and a pantry. There is also a cloakroom, utility room and small cellar which is currently used as a music room. The mainly vaulted first floor has four bedrooms. The principal bedroom has a dressing area and fitted wardrobe. There are two bathrooms and useful eaves storage cupboards.

The cottage is approached off Church Lane through tall gates onto a gravel driveway with parking and access to the garage with adjoining log store. A plantsman's garden has a lawn with shrub and herbaceous borders, mature trees including fruit trees, and a small vegetable garden.



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Location

Winchester 2 miles (London Waterloo from 56 minutes).
Southampton 15 miles. (Distances and time approximate).

Kings Worthy has some useful local amenities including a farm shop, shop/post office and cafe. There is a direct bus route into Winchester, or a walk along the Kings Way. The city has a wide range of facilities and a comprehensive calendar of cultural festivals.

Tenure: Available freehold

Local Authority: Winchester City Council

Council Tax band: F

Guide price: £895,000



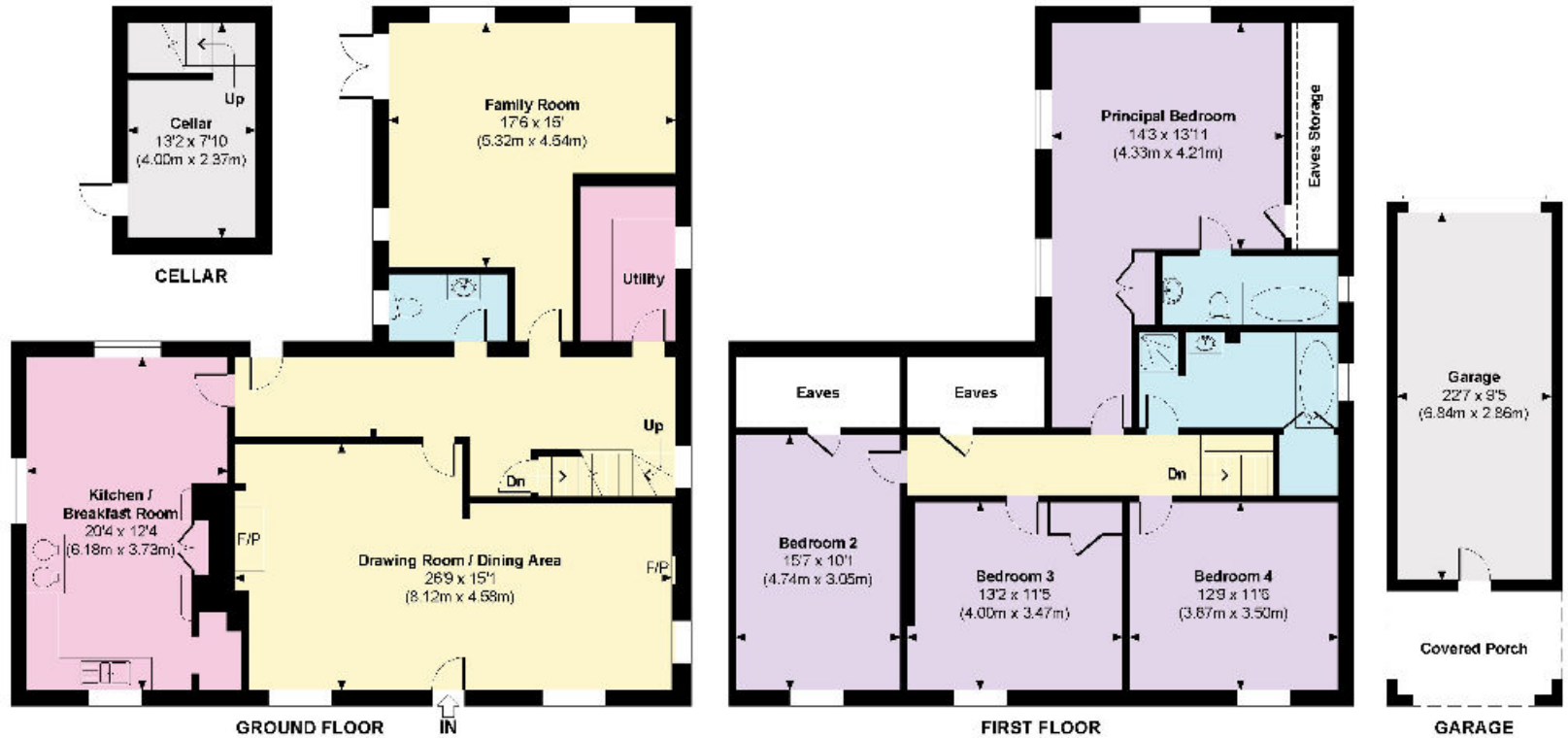
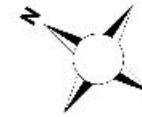
Local Authority: Winchester City Council
Council Tax Band: F

Guide Price
£850,000

Tenure: Available Freehold

Briar Cottage

Approximate Gross Internal Area
Main House = 2231 Sq Ft / 207.27 Sq M
Garage = 211 Sq Ft / 19.56 Sq M
Total = 2442 Sq Ft / 226.83 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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