

Pear Tree Cottage, Crawley, Winchester



Pear Tree Cottage, Crawley, Winchester, SO21

Pear Tree Cottage is a charming detached house situated in the middle of the sought-after village of Crawley. Crawley is a 'chocolate box' village built largely along one central road, with charismatic period homes, a duck pond, and the renowned The Fox public house. Pear Tree Cottage is in need of some updating, but provides a wonderful opportunity to refurbish and extend the property subject to necessary planning consents. The property does benefit from having approved listed building consent (21/01203/LIS) for internal changes to create an additional bedroom on the first floor. The house is made up of a sitting room, family room/bedroom three, dining room, galley kitchen, and cloakroom. The first-floor accommodation consists of two double en-suite bedrooms. There is spacious eaves storage currently being used as a walk-in wardrobe. The property also benefits from a cellar.



Guide price: £925,000

Tenure: Available freehold

Local authority: Winchester City Council

Council tax band: F





Outside

At the side of the property there is a private driveway in front of the single garage which has been converted to serve as an annexe/ studio. The majority of the garden is laid to lawn and is predominantly to the south of the house, in all extending to about 0.2 acres.



Pear Tree Cottage

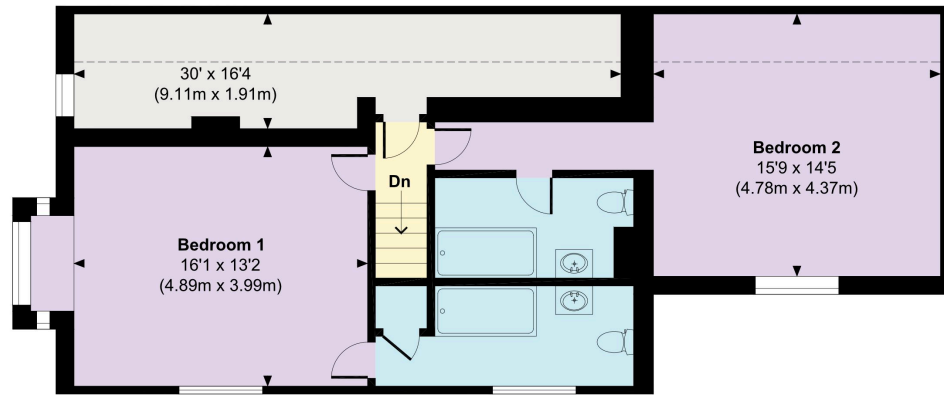
Approximate Gross Internal Area

Main House = 1985 Sq Ft / 184.36 Sq M

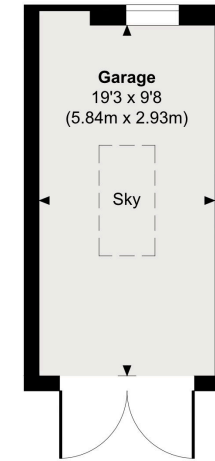
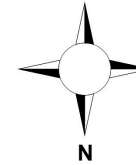
Garage = 186 Sq Ft / 17.32 Sq M

Total = 2171 Sq Ft / 201.68 Sq M

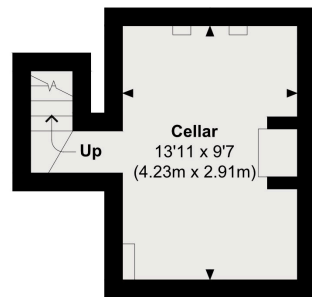
Outbuildings are not shown in correct orientation or location.
Includes areas with Restricted room height.



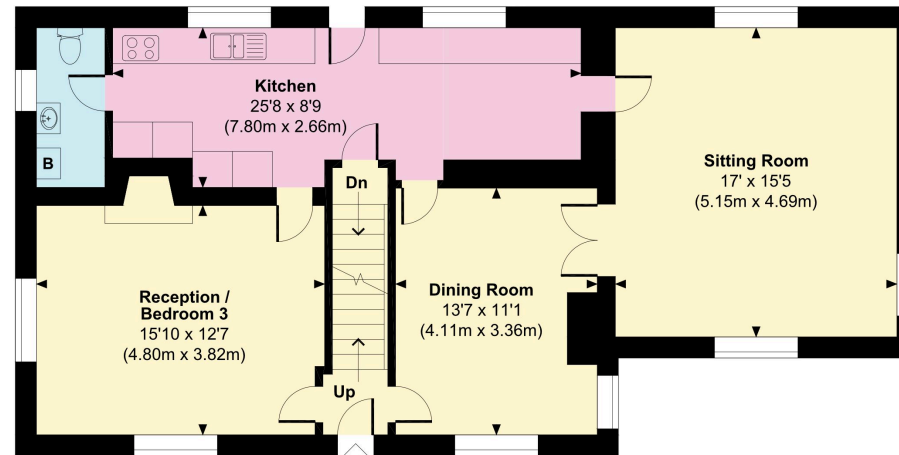
FIRST FLOOR



GARAGE



CELLAR



GROUND FLOOR

IN

Knight Frank
Winchester
14-15 Jewry Street
Winchester
SO23 8RZ
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 Indicates restricted room height less than 1.5m.

I would be delighted to tell you more

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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 September 2023. Photographs and videos dated August 2023.

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