



Chestnut Cottage, Warnford, Hampshire





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Believed to have originally been the estate manager's cottage to the Warnford Estate, the property has been thoughtfully extended over the years whilst retaining some wonderful period features such as the central chimney stack, latticed windows and exposed internal walls. The house is approached via a gravel driveway with parking to the front and there is a particularly pretty front facade covered in wisteria and roses. At the heart of the house is a large, open-plan kitchen/dining room with stone flooring, electric AGA, an island unit and a wood burner. Off the kitchen, there is a boot room, utility room and cloakroom. The remainder of the ground floor is made up of a wonderfully light conservatory with an established vine, generous family room, study, and sitting room/drawing room with an attractive fireplace with a wood burner.



Guide price: £1,395,000

Tenure: Available freehold

Local authority: Winchester City Council

Council tax band: G

First Floor

On the first floor, the principal bedroom is of a generous size with built-in wardrobes and an en suite bathroom with separate bath and shower. There are three further double bedrooms on this floor, all of which have built in storage, and a family bathroom. The fifth double bedroom is on the second floor.

Outside

Outside, there is a patio area to the rear of the house with plenty of space for outdoor entertaining. The beautifully landscaped gardens are well-established and designed to have year-round interest with a swimming pool, which is heated by an air source heat pump. To the side of the house is a garage with adjoining workshop/garden store which could make an excellent annexe or office, subject to planning.

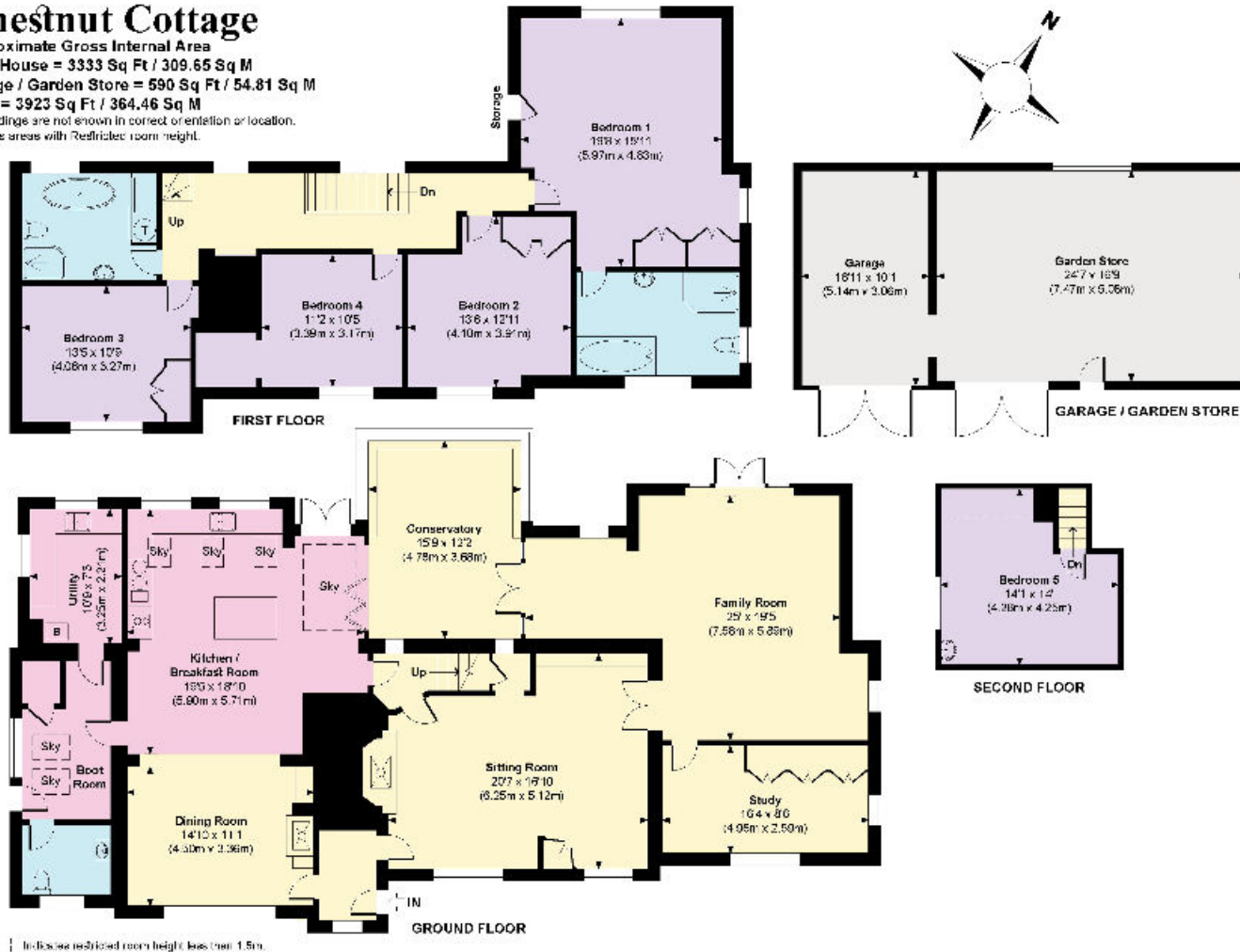






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Approximate Gross Internal Area
Main House = 3333 Sq Ft / 309.65 Sq M
Garage / Garden Store = 590 Sq Ft / 54.81 Sq M
Total = 3923 Sq Ft / 364.46 Sq M
 Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



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