



sparks ellison

Combe Down Cottage Pearson Lane, Winchester, SO21 2AA

£650,000

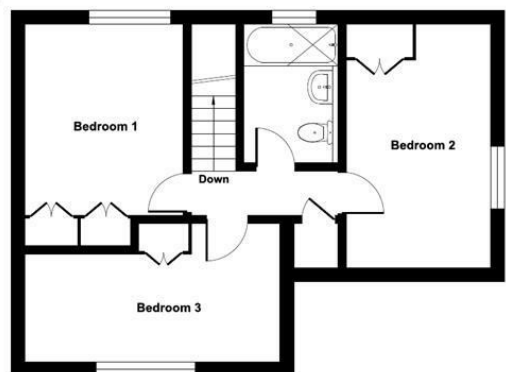
A charming cottage that dates back originally to the 1890's and remodelled in the 1980's to form the current house. The property is delightfully situated within the popular Village of Shawford which itself benefits from some day to day amenities to include a public house and railway station running services to London Waterloo. The property occupies an idyllic and private setting backing onto fields with views to the rear towards Winchester and St Catherine's Hill. The cottage gardens are predominantly situated to the front and side of the property with the front in particular providing an attractive courtyard setting with a southerly aspect The property is situated within walking distance to Twyford for doctor's surgery and pharmacy as well as well-stocked shop. Easy access to M3 and very close to frequent bus services to Winchester and Southampton. Shawford Down Nature Reserve with extensive footpath network is a few moments away.

ACCOMMODATION

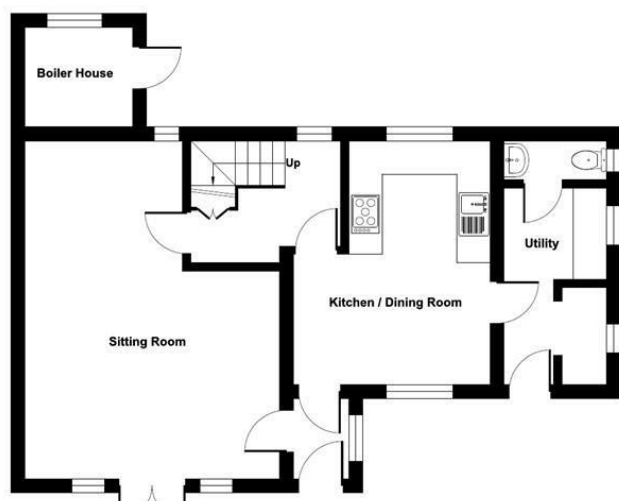
Ground Floor Entrance Hall: Living Room: 21'3" x 15'5" x 9'8" (6.48m x 4.70m x 2.95m) Chimney breast incorporating gas coal effect fire, door to rear hallway, double doors to front. Kitchen/Dining Room: 14'11" x 12'1" (4.55m x 3.68m) Range of units, Rangemaster electric and gas oven and hob with extractor hood over, space for table and chairs, door to rear hallway, door to utility room. Utility Room: 12'8" x 6'4" (3.86m x 1.93m) Space and plumbing for appliances, door to outside. Cloakroom: Suite comprising wash basin, wc. Rear Hall: Stairs to first floor with cupboard under. Landing: Fitted wardrobe. Bedroom 1: 11'9" x 9'8" (3.58m x 2.95m) Views to the rear over open fields and St Catherine's Hill beyond, built in wardrobes. Bedroom 2: 14'7" x 8'4" (4.45m x 2.54m) Views over the garden and fields beyond, airing cupboard. Bedroom 3: 15'6" x 6'8" (4.72m x 2.03m) Built in wardrobe. Bathroom: 8'3" x 5'8" (2.51m x 1.73m) Suite comprising bath with shower unit over and glazed screen, wash basin with cupboard under, wc, view over fields and towards St Catherine's Hill. OUTSIDE Front: To the front of the property is a good sized gravel driveway providing off street parking, hardstanding and turning area for car flanked by well stocked mature borders, garden shed.	Adjoining the front of the property is a good sized paved terrace and garden pond enclosed by walling and hedging with well stocked borders providing pleasant southerly aspect. To the side of the property is a further garden providing lawned areas surrounded by well stocked borders and enclosed by hedging and fencing, greenhouse. Brick boiler shed with light and power to rear of house offering further storage. Workshop: 11'4" x 8'5" (3.45m x 2.57m) Light and power. OTHER INFORMATION Tenure: Freehold (The land is leasehold with 1000 year lease from the church) Approximate Age: 1986 Approximate Area: 107.7sqm/1161sqft (Including outbuilding) Sellers Position: Looking for forward purchase Heating: Gas central heating Windows: Part UPVC, part wooden double glazed windows Loft Space: Partially boarded with light connected Infant/Junior School: Compton All Saints C of E School Secondary School: Kings School Local Council: Winchester City Council Council Tax: Band E
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Ground Floor = 624 sq ft / 57.9 sq m
 First Floor = 498 sq ft / 46.2 sq m
 Outbuilding = 39 sq ft / 3.6 sq m
 Total = 1161 sq ft / 107.7 sq m
 For identification only - Not to scale

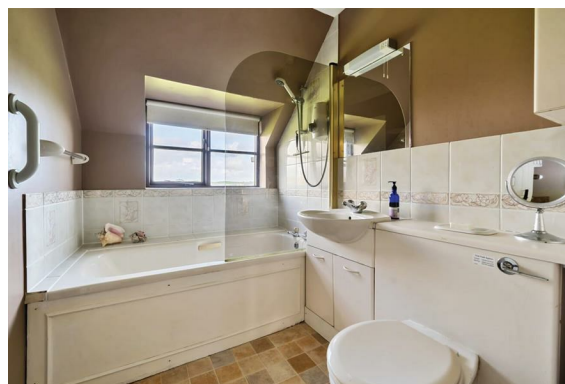


FIRST FLOOR



GROUND FLOOR

 Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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