



**THE WHITE COTTAGE AND THE FORGE, TICHBORNE, ALRESFORD, HAMPSHIRE
SO24 0NA**

Carter Jonas

Many period features • Detached self-contained annexe "The Forge" • 3 bedrooms • Sitting room and family room • Kitchen / breakfast room • Cottage gardens and parking • Idyllic village location within South Downs National Park • EPC rating D

PICTURESQUE COTTAGE LOCATED IN THE SOUGHT AFTER VILLAGE OF TICHBORNE

DESCRIPTION

The White Cottage is a charming Grade II listed thatched cottage in the heart of the much-requested village of Tichborne. The downstairs accommodation comprises an entrance hall which leads onto both the kitchen / diner and the sitting room. The sitting room has many period features including a delightful inglenook fireplace with log burner. The kitchen / dining room has a range of base and eye-level units, integrated appliances, and space for a table. Double doors from the kitchen lead out onto the patio. There is a family room, which is a cosy double aspect room, and a downstairs shower room. Upstairs the principal bedroom is approached via its own staircase and has an en-suite bathroom with free standing roll top bath. There are two further bedrooms which are accessed via a separate staircase. Further accommodation is provided within the excellent annexe building which was originally used as the village blacksmith's forge. This building has been sympathetically restored and extended to provide a detached one-bedroom cottage with sitting room, dining room, kitchen bathroom and shower room. The dining room could be utilised as a second bedroom if required. The annexe has its own patio area and parking at the front so could be used as a separate guest cottage or as space for extended family. Externally, the gardens mainly extend to the rear and link the cottage and the annexe. This area is mainly laid to lawn and has areas for al fresco dining and entertaining. There is also an area of garden to the front of the cottage with a driveway.

LOCATION

Tichborne is a picturesque village located within the Itchen Valley and the South Downs National Park, close to the attractive and popular Georgian market town of Alresford, which has been voted as Country Life's favourite market town in the south east and is renowned for its food, antiques and craft shops. Tichborne itself has a popular pub and a thriving cricket club at Tichborne Park. Much of the village is still within the ownership of the Tichborne Estate, and the village still retains great character and charm, with its tradition of the festival of "the Dole" which dates back to the 12th century. Nearby schools include the highly regarded Cheriton Primary and Perins. There are also numerous independent schools including Pilgrim's, Twyford, Prince's Mead Preparatory School, Winchester College, St Swithun's, King Edward's, Churcher's College and Bedales. Good train services to London are within easy reach at Alton, Winchester and Petersfield.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water and electricity. Septic tank. Oil central heating.

Local Authority: Winchester City Council. Council Tax Band D.

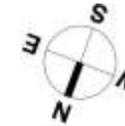
Viewings: Strictly via the agent Carter Jonas.



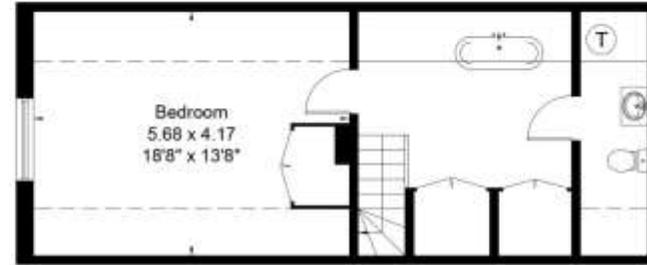




The White Cottage and The Forge, Tichborne, Alresford, SO24
 Approximate Area = 2206 sq ft / 204.9 sq m



Cottage - First Floor



The Forge - First Floor



Cottage - Ground Floor



The Forge - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
 fourwalls-group.com 322605

Energy Efficiency Rating		Current	Potential
Very energy efficient - near zero energy cost	A		
Energy efficient	B		
Decent energy efficiency	C		
Some energy efficiency	D		
Low energy efficiency	E		
Very low energy efficiency	F		
Very low energy efficiency - higher energy costs	G		
		37	69

England, Scotland & Wales: EU Directive 2002/91/EC

Winchester 01962 842742

winchester@carterjonas.co.uk
 9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
 Offices throughout the UK



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.