



**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

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.

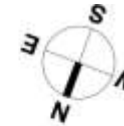
PICTURESQUE COTTAGE LOCATED IN THE SOUGHT AFTER VILLAGE OF TICHBORNE



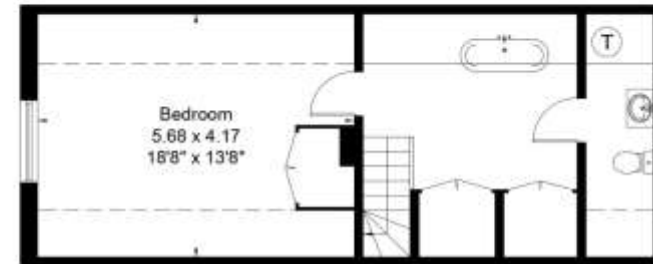




The White Cottage and The Forge, Tichborne, Alresford, SO24
Approximate Area = 2206 sq ft / 204.9 sq m



Cottage - First Floor



The Forge - First Floor

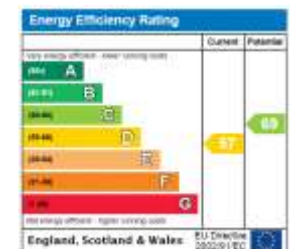


Cottage - Ground Floor



The Forge - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards
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