



**EMBLEY COTTAGE**

West Stratton Lane, West Stratton, Winchester, Hampshire, SO21 3DR

**Carter Jonas**

## EMBLEY COTTAGE, WEST STRATTON LANE, WEST STRATTON, WINCHESTER, HAMPSHIRE, SO21 3DR

- 2 bedrooms
- Sitting room
- Dining room
- Garden
- Parking

### DESCRIPTION

This unique cottage offers a truly deceptive amount of space, having been lovingly modernised and improved by the current owners. The entrance door affords access to the entrance hall with wood flooring and sense of warmth. Doors open to the kitchen and the sitting room. The kitchen is fitted with a range of wall, base and drawer units and a range of integrated appliances. The sitting room is a delightful space with a central fireplace with inset log burning stove and doors opening to west facing cottage garden, the sitting room then opens through to a separate dining room again with window overlooking the garden and stairs rising to the first floor. On the first floor there are two double bedrooms, the principal bedroom is dual aspect with windows on the east and west elevations. There is a fully equipped shower room, with large walk in shower, WC and wash hand basin.

### OUTSIDE

The front of the property is planted with flower and shrub borders, and a gravel parking area suitable for two vehicles. To the rear you have a paved patio, areas laid to lawn, being on the west elevation a perfect spot to enjoy evening sunsets over open countryside.

## PERIOD CHARM IN A DELIGHTFUL RURAL POSITION



## LOCATION

West Stratton is a pretty village surrounded by beautiful Hampshire countryside. Nearby, 2 miles away, in Micheldever is a popular primary school and village store/post office. A number of independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College and St Swithun's. The village of West Stratton is approximately 8 miles away from the well-regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College. Winchester is about 8 miles to the south and Basingstoke 11 miles to the north and Alresford 7 miles to the south-east. Conveniently close are junctions with M3 and A34. Frequent trains to London can be caught at Micheldever Station.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains water, on a meter. Mains electricity. Septic tank. Oil central heating. Mobile signal coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>

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

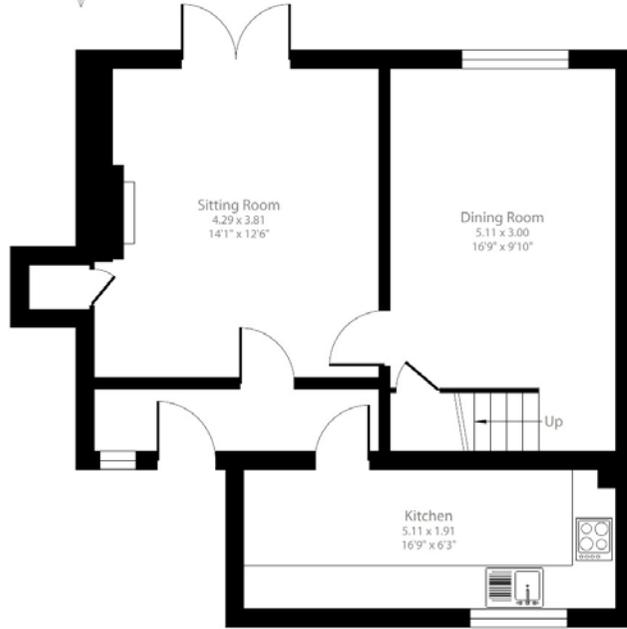
**Viewing:** Strictly by appointment through the agent, Carter Jonas.



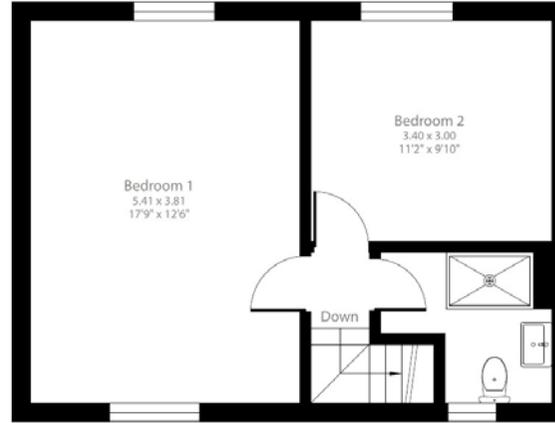
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Approximate Area = 924 sq ft / 85.8 sq m

For identification only - Not to scale



Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### IMPORTANT INFORMATION

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1103888

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