



1 ST CLEMENTS COTTAGE

Ashton Lane, Bishop's Waltham, Hampshire SO32 1FQ



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Hampshire SO32 1FQ

Bishop's Waltham 1.6 miles | Winchester 9.4 miles
Petersfield 16 miles

London Waterloo from Winchester 60 minutes
(Mileages and times approximate)

A beautiful, 3-bedroom semi-detached cottage presented to a very high standard and enjoying a peaceful yet convenient rural location.

1 St Clements Cottage

1 St Clements Cottage is situated in the heart of the Meon Valley on the highly sought after Ashton Lane. A stone's throw away from the local town of Bishops Waltham and close enough to the mainline stations of Petersfield and Winchester making the cottage a viable option for the commute to London. This cottage was recently renovated to a high standard, benefiting from the perfect combination of both character and modern living.

1 St Clements Cottage is extremely well laid out and provides generous accommodation throughout. The downstairs includes a spacious and bright sitting and dining room with a woodburning stove. Double doors open onto the terrace at the rear. The kitchen, with Farrow & Ball painted units and wooden worktops has a gas range oven and Butler's sink. The ground floor features attractive wooden flooring throughout where there is a good size family room and utility room.

On the first floor are three good size bedrooms, with bedroom 1 featuring built-in storage and an ensuite shower room. Bedroom 2 also has built-in cupboards and there is a large family bath and shower room.

Outside, the garden is a delightful space which is mostly laid to lawn. Spacious, yet low maintenance with a large terrace area along the back of the house overlooking the stunning surrounding countryside.



SITUATION

1 St Clements Cottage is located in a quiet setting along Ashton Lane, surrounded by beautiful open countryside. The location is ideal for anyone looking for a rural escape, with easy access to good amenities. The market town of Bishop's Waltham under 2 miles away and the cathedral city of Winchester is also within easy reach and provides a comprehensive range of cultural, shopping and leisure amenities as well as a mainline station to London.

The nearby village of Upham provides a village church, pub and local school, creating a vibrant community.

Private schooling in the area is superb with Twyford, St. Swithuns, Princes Mead, Pilgrims and Winchester College all within easy reach.

The cottage is close to the M3 at Winchester which provides access to the South Coast, London and interconnecting roads such as the A303 to the West Country.

GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale by private treaty.

Rights of Way

There are no public rights of way crossing the property.

The property is subject to a flying freehold above the utility room.

Services

Mains water, electricity and private drainage. Oil fired heating and bottled gas for range oven.

Broadband availability

Ultrafast broadband available (Ofcom).

Mobile Phone Coverage

Phone coverage available – boosted by WIFI calling (Ofcom).

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council, band D.

Restrictions

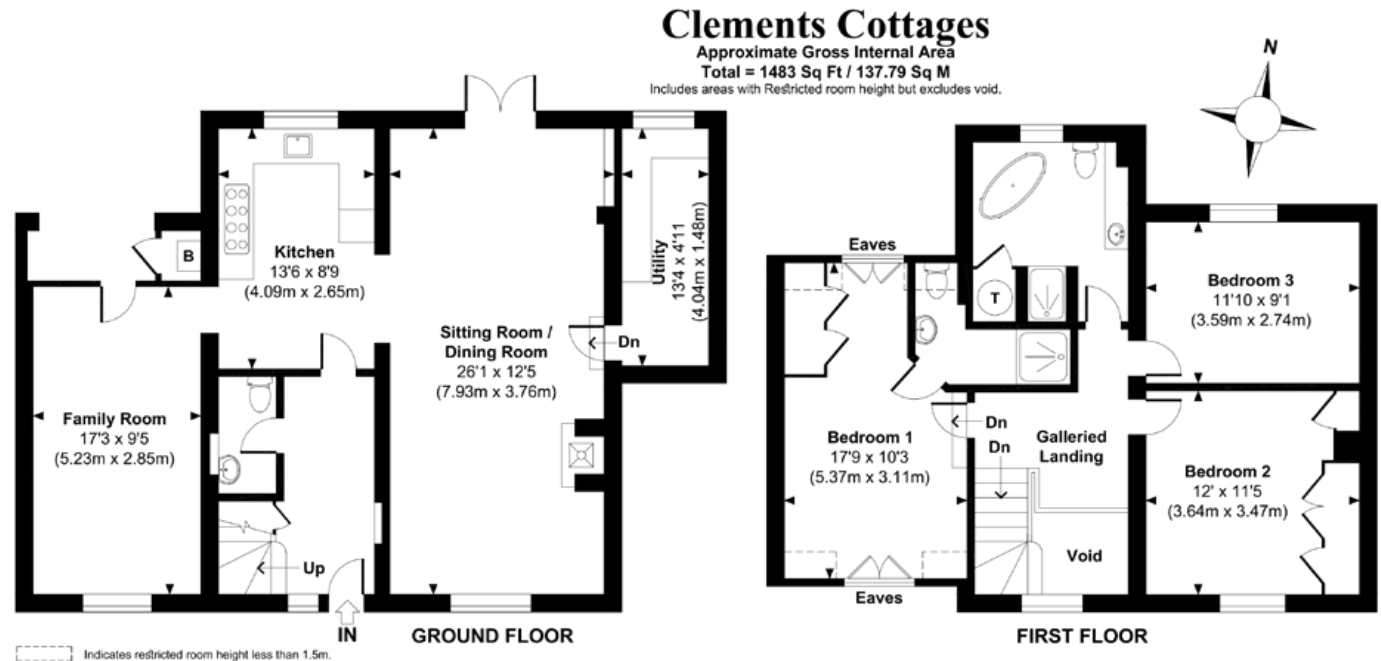
South Downs National Park.

Agent's note

Please note that the vendor is related to an employee of BCM Wilson Hill.

Postcode

SO32 1FQ.



Directions

From Winchester, take the Morestead Road heading towards Corhampton and Bishop's Waltham. Proceed along this road and upon reaching a staggered crossroad, turn right signposted to Bishop's Waltham. Continue on this lane, passing a right hand turn to Upham. Continue along and at a left-hand bend, bear right into Street End. Proceed along the lane and on reaching a triangle, 1 St Clements Cottage is the first house on the left.

Parking

On street parking.

IMPORTANT NOTICE

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- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
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- Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order – nor have BCM tested them.



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Viewings

By appointment with BCM LLP only.

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NB These particulars are as at July 2024.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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