



SISKIN COTTAGE

Exton, Hampshire, SO32 3NU



SISKIN COTTAGE

Exton, Hampshire, SO32 3NU

Bishops Waltham 5.3 miles

Winchester 11.6 miles

Petersfield 11.8 miles

London Waterloo from Winchester 57 minutes
(Mileages and time approximate)

A well-presented family home with a separate home office in a highly sought after village with planning permission to extend and set within a generous plot with far reaching views.

SISKIN COTTAGE

Siskin Cottage is an attractive, single storey family home located in a superb setting in Exton. The house is well presented throughout and with planning permission to extend to create a first floor with further accommodation, and to expand the garage, it represents a fantastic opportunity for someone to create their own home (reference; SDNP/19/02694/LIS).

The accommodation is spacious, of note being the open plan kitchen, dining and living room with wooden floor, sliding doors opening out onto the south-facing garden and terrace, kitchen with central island, wooden worktops and a butler's sink. There is a further double aspect sitting room. There are 4 bedrooms currently, with the master bedroom with en suite, bedroom two which is a good double bedroom with built-in storage, two further bedrooms and a generous family bath and shower room. The planning consent is to create a further bedroom and study on a new first floor, expanding the overall accommodation. The property also has Fibre connection to the door.

The property sits within a generous garden totalling around 0.47 acres. The cottage is approached along a sweeping gravel driveway to a parking area to the front. There is also a garage and studio, which as part of the planning permission can be extended to create games, hobby area and annexe as well as storage. The gardens are laid to lawn, and to the rear of the house is a south facing terrace with a vine covered pergola, lawns and bordered with a pretty flint wall.





Directions

From Winchester, take the Morestead Road to Corhampton and Meonstoke. Upon reaching the end of this road, turn left onto the B3035. At the roundabout take the first exit onto the A32. Proceed through Corhampton and after leaving the village, take the first left into Beacon Hill Lane, signposted to Exton. Proceed over the river, and then turn right, passing the pub on your left. At the end of this road, turn left onto Church Lane. As you reach a left hand bend, bear right onto an un-made lane, and Siskin Cottage will be found at the end.



///private.magnet.apartment

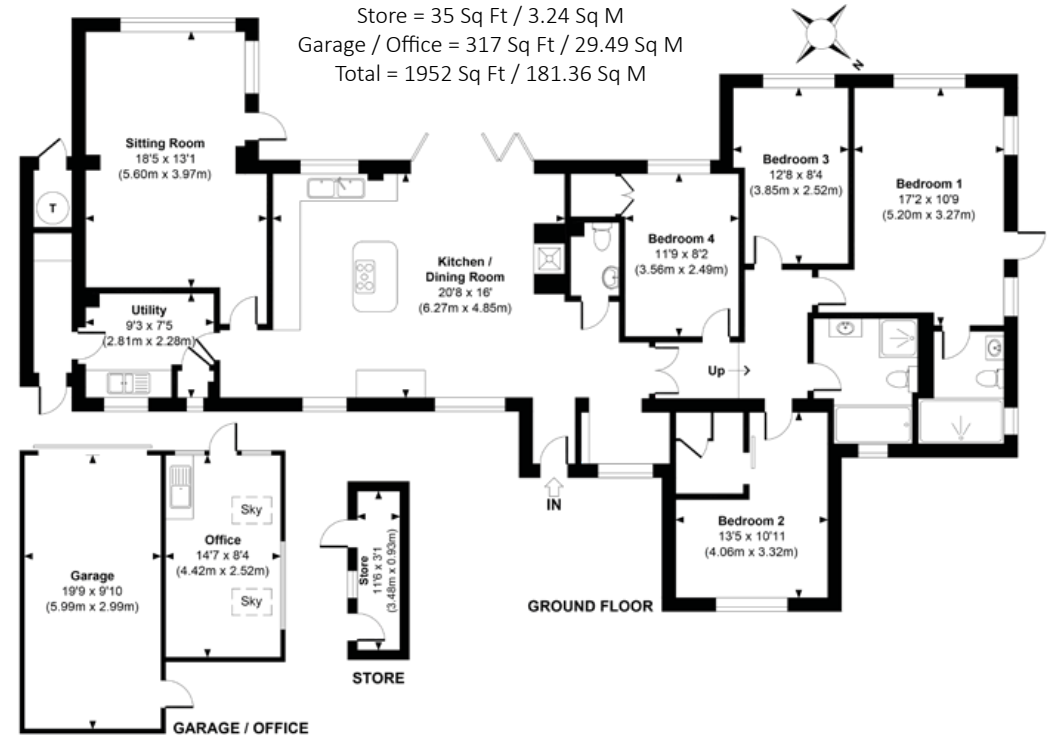
Viewings

By appointment with BCM LLP only.

Selling Agent

Tom Woods, BCM LLP
 The Old Dairy, Sutton Scotney, Winchester
 SO21 3NZ
 t: 01962 763905
 e: twoods@bcm.co.uk

Approximate Gross Internal Floor Area
 House: 1600 Sq Ft / 148.63 Sq M
 Store = 35 Sq Ft / 3.24 Sq M
 Garage / Office = 317 Sq Ft / 29.49 Sq M
 Total = 1952 Sq Ft / 181.36 Sq M



SITUATION

Siskin Cottage enjoys a fabulous location in Exton, overlooking the open countryside of the South Downs National Park. Exton itself is a very popular village, due to its location among rolling countryside, and features The Shoe public house, which is an extremely popular gastro pub. The nearby Meonstoke Post Office and Village Store is a short distance away and provides good local amenities. More comprehensive shops and facilities can be found in the market town of Bishops Waltham, and the Cathedral City of Winchester with its mainline railway station is 11 miles.

GENERAL REMARKS AND STIPULATIONS

Broadband

Fibre is connected to the property.

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.

Services

Mains water, electricity and private drainage.
 Oil fired heating.

Tenure

Freehold with vacant possession.

Local Authority

Winchester City Council

Postcode

SO32 3NU



IMPORTANT NOTICE

BCM LLP and BCM (IOW) LLP, for themselves and the Vendors or lessors of this property whose agents they are, give notice that:

- 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.
 - Purchasers must rely on their own enquiries by inspections or otherwise on all matters including planning or other consents.
 - The information in these particulars is given without responsibility on the part of BCM or their clients. Neither BCM nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.
 - Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are included in the sale nor with regards to parts of the property which have not been photographed.
 - 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.
- Prepared February 2021.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester, Hampshire SO21 3NZ
T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone, Isle of Wight PO30 3DE
T 01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Ouseley Barn Farm, Ipsden,
Wallingford, Oxfordshire OX10 6AR
T 01865 817 105 E oxford@bcm.co.uk



rural property specialists