



Upper Silkstead Cottages, Silkstead Lane

Hursley, Winchester, SO21



Beyond your expectations

Former farmhouse in a rural setting

Hamptons International

72 High Street, Winchester, Hampshire, SO23 9DA

Sales. 01962 842030

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www.hamptons.co.uk

3 bedrooms | family bathroom | entrance hall | 19' sitting room with Inglenook fireplace | kitchen/breakfast room | utility room | store room | garage | off road parking | grounds in excess of 0.3 acre

Guide Price £550,000 Freehold

Description

A most attractive Grade II Listed cottage of considerable charm and character. Formerly Upper Silkstead farmhouse and dating back to the 17th Century, the cottage is listed as one of 'Hampshire's treasures' in a survey by the county council of local heritage assets. The current owners have thoughtfully and sensitively refurbished the cottage rediscovering and enhancing the original features including an impressive Inglenook fireplace, exposed beams and former smoking room with the original meat hooks still in situ. If further accommodation is required there is the potential to extend to the rear or convert the attic space subject to the relevant consents. All appointments are via Hamptons International.

Outside

Approached via a sweeping driveway terminating in a parking area outside the cottage for several vehicles. There is a large area of front garden lying beyond the driveway and a well enclosed rear garden benefiting from a south easterly aspect and a good degree of seclusion.

Location

Occupying a delightful position in the historic hamlet of Silkstead surrounded by beautiful open countryside yet with the convenience of the cathedral city of Winchester with its excellent range of cultural, leisure and retail facilities within 5.5 miles. Despite the rural location communication links are first class with rail services into

London Waterloo from Shawford and Winchester, whilst the M3 provides access to the national road network and Southampton Airport is within 9 miles. Outdoor pursuits are well catered for with ample opportunities for walking and riding from the front doorstep, numerous golf courses and sailing on the south coast.

Additional Information

SERVICES: Mains electricity, oil fired central heating. Private drainage.

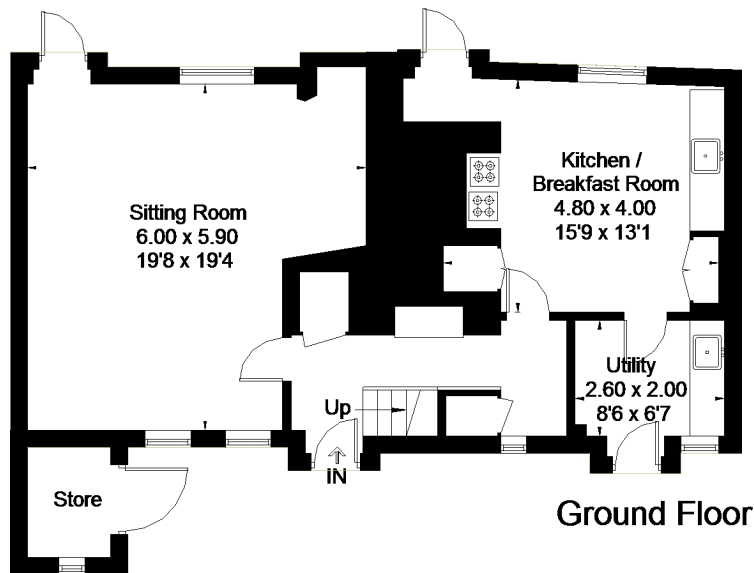
LOCAL AUTHORITY: Winchester City Council



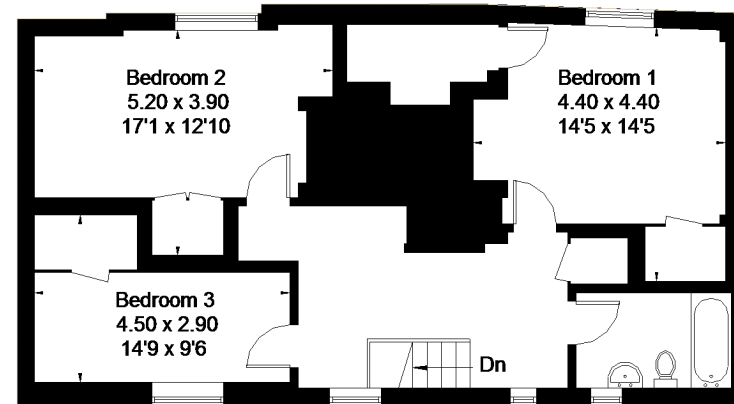
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Approximate Gross Internal Area = 150.9 sq m / 1624 sq ft
Garage = 19.5 sq m / 210 sq ft
Store = 2.9 sq m / 31 sq ft
Total = 173.3 sq m / 1862 sq ft

Garage
6.50 x 3.00
21'4 x 9'10



Ground Floor



First Floor

Illustration for identification purposes only. Not to scale
Ref. 151778

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

