

THE
COUNTRY
HOUSE

COMPANY

Sales | Lettings | Management

EXTON
HAMPSHIRE

Exton, Hampshire

A pretty detached 3 bedroom cottage with private parking and garage, situated on a quiet country lane within the highly sought after village of Exton in the South Downs National Park.



Mileages (approximate)

Petersfield – 13 miles
Winchester – 10 miles
Alton – 16 miles

Summary of Accommodation

Ground Floor

Study/Family Room
Sitting Room
Dining Room/Bedroom 4
Kitchen
Utility
Bathroom

First Floor

3 Bedrooms
Bathroom
Cloakroom

Outside

Detached Double Garage

Description

Attractively positioned away from the main thoroughfare of the village this versatile home offers a comfortable arrangement of living space but requires some upgrading throughout.



There is private parking both adjacent to the house and at the end of the garden where there is in addition a large, detached garage.

The accommodation is arranged over two floors and includes, on the ground floor a family room/study with brick floor and fireplace, a sitting room with picture window overlooking the garden and a dining room which has historically been used as a bedroom as it benefits from direct access to a large ensuite bathroom. In addition, there is a well fitted galley kitchen and utility room.

The second floor has three bedrooms, a cloakroom and bathroom.

Outside

The garden has been attractively landscaped to a cottage style, to include a paviour path and sun terrace bordered by lawn and well stocked borders and mature tree specimens.

The garden rises to a banked area with mature planting. To the rear is the additional parking and garage.

Situation

Exton is a pretty village with a bistro pub (The Shoe) and a store/post office at the local village of Corhampton (approx. 0.5 miles). The surrounding countryside offers many areas for walking, riding, and cycling with numerous routes throughout the South Downs National

Park to include The South Down Way. The south coast is approximately 20 miles away and other activities such as golf and fishing are available locally. The cottage is within the catchment area for Meonstoke Infant, Droxford Junior, and Swanmore College of Technology.

There are also excellent schools and colleges in Winchester and Petersfield. In Winchester there is Winchester College, St Swithun's Prince's Mead, Pilgrims, Peter Symonds and Twyford. In Petersfield there is Bedales, Churcher's College and Ditcham Park.

Services: Mains electricity and water. Private drainage and oil-fired central heating

Local Authority: Winchester City Council

Tenure and Possession: The property is offered for sale Freehold.

Viewing:

Strictly by appointment with The Country House Company.

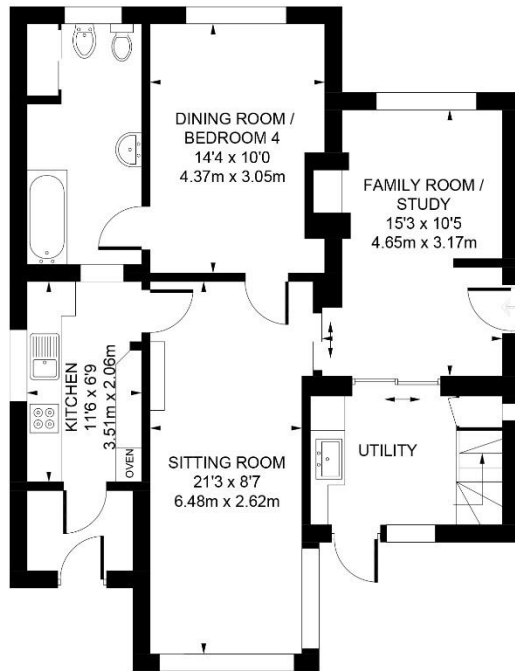
Tel; 02392 633026

Email: sales@countryhousecompany.co.uk

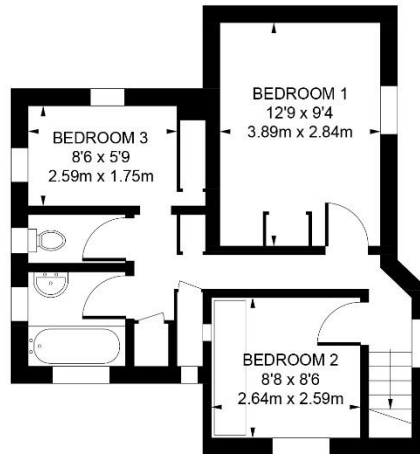


Disclaimer: (including fixtures and fittings)

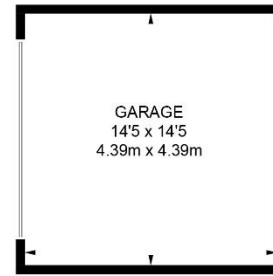
Important Notice: The Country House Company and their clients give notice that: 1. They are not authorized to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. 3. The text, photographs, distances, times and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and The Country House Company have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. All fixtures and fittings, curtains/blinds, carpeting, kitchen equipment whether fixed or not are deemed removable by the vendor unless specifically itemised within these particulars. Date of particulars 2022. Interior photos 2022



GROUND FLOOR
APPROX. FLOOR
AREA 818 SQ.FT
(76.0 SQ.M)



FIRST FLOOR
APPROX. FLOOR
AREA 400 SQ.FT
(37.2 SQ.M)



(NOT SHOWN IN ACTUAL LOCATION
/ ORIENTATION)

TOTAL APPROX. FLOOR AREA 1218 SQ.FT (113.2 SQ.M)
GARAGE 209 SQ.FT (19.4 SQ.M)
TOTAL 1427 SQ.FT (132.6 SQ.M)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
(ID 906941)



Energy efficiency rating for this property

This property's current energy rating is F. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



sales@countryhousecompany.co.uk
 lettings@countryhousecompany.co.uk
 management@countryhousecompany.co.uk
 01730 771222
 countryhousecompany.co.uk

The Country House Company is the trading name of Rushmere Country Estates LLP Registered in England No: OC351808 VAT 754 904 708

