



4 Westley Cottages, Hillside Road, Sparsholt, SO21 2NE
Guide Price £825,000 Freehold



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3 Bedrooms, 1 Bathroom

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- Exquisitely presented period cottage in Sparsholt with air source heat pump and far reaching views
- Charming farmhouse style kitchen/breakfast room
- Sitting room with woodburning stove and doors to garden
- Study/snug with doors to garden
- Three Double Bedrooms
- Recently refitted family bathroom with bath and separate shower
- Cloakroom and utility area
- Beautifully maintained gardens to front and rear
- In catchment for Sparsholt CofE Primary School and The Westgate School
- Council Band D, EPC Band D



4 WESTLEY COTTAGES, HILLSIDE ROAD SPARSHOLT, HAMPSHIRE, SO21 2NE

A charming semi-detached period cottage set within the much-loved village of Sparsholt, beautifully extended and renovated by the current owner. It is believed to be a former farmworker's cottage, dating from the early 20th century, and benefits from being in a semi-rural location enjoying fabulous views.

It has mains drains, electricity, and water metered from Sparsholt College which is nearby; and benefits from heating generated by an air source heat pump.

THE VILLAGE:

Sparsholt is an immensely popular village within which there is the Plough Inn public house, village shop and post office, St Stephen's church, village hall and cricket club, and of course the notable Lainston House hotel.

Sparsholt CofE Primary School has been rated as Outstanding from its 2023 inspection; and the property also sits in catchment for Westgate Senior School, and Peter Symonds 6th form college. Sparsholt College is nearby and is one of Hampshire's leading special agricultural, horticultural, equine and animal management colleges. Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.

THE PROPERTY:

The front door opens into a vestibule with plumbing for utilities, and side door to the cloakroom. From here, is a door leading into the welcoming farmhouse style kitchen/breakfast room, fitted with a wealth of painted wooden cabinetry. There is room for a large farmhouse dining table, which would fit in front of the fitted bench seating under a charming cottage window which enjoys views to the side garden.





RECEPTION ROOMS: The sitting room runs the depth of the cottage and features deep fitted shelving with the alcoves to either side of the fireplace within which there is a large woodburning stove, and French windows to the front garden. The study/snug is a wonderfully cosy room and has doors to the rear garden.





AND SO, TO BED:

On the first floor landing, there is pretty window with inset shelving, and a useful linen cupboard which also houses the hot water pressurised water tank.

There are three double bedrooms, and a recently refitted family bathroom, benefitting from having a bath and separate shower cubicle.



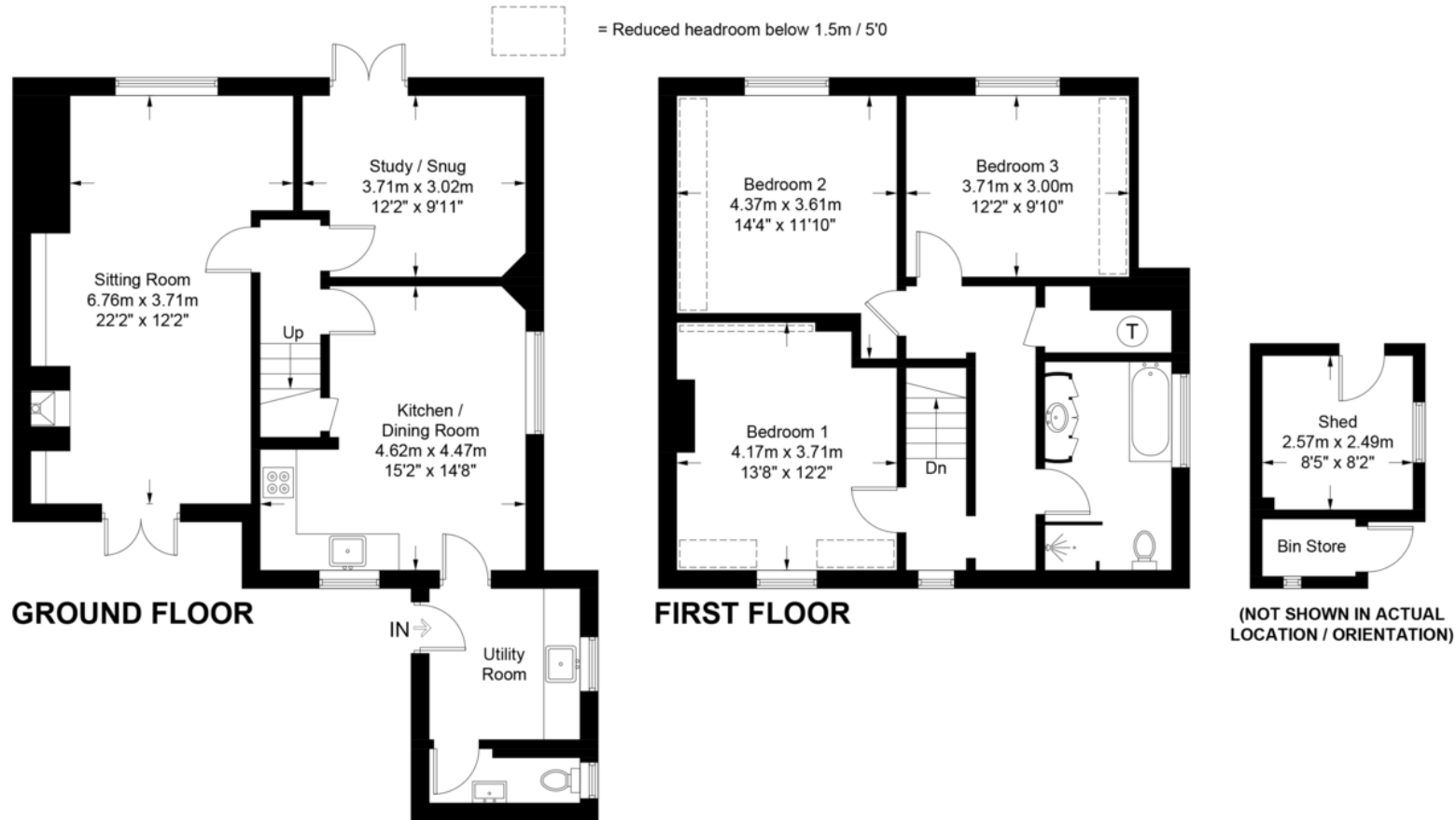


GARDENS: The property sits down a quiet lane where it can be found towards the end on the left hand side, set back from the road with an attractive front garden, with brick built store, and parking. The rear garden is glorious, being enclosed on side by panelled fencing, and to the other with attractive and recently planted beech hedging.

The property is surrounded by far reaching countryside views, and offers relative peace and tranquillity in a semi-rural location.



Approximate Gross Internal Area = 132.2 sq m / 1423 sq ft
Outbuilding = 8.1 sq m / 87 sq ft
Total = 140.3 sq m / 1510 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
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