



White Gates, Avington Park Lane, Easton, SO21 1EE
Offers Over: £1,250,000 Freehold



White Gates, Easton, Winchester

4 Bedrooms, 2 Bathrooms

Offers Over: £1,250,000

- Charming 18th century cottage in Easton, one of Winchester's most sought after villages
- Overlooking fields and open countryside
- Extended 30' kitchen/dining room with vaulted glass ceiling
- Drawing room with open fire
- Sitting room with woodburning stove
- Study with bespoke built in cabinetry
- Principal bedroom with vaulted ceiling and exposed timbers
- Three further double bedrooms,
- Two bathrooms
- Gardens wrap around the property with far reaching views across ancient woodland
- Close to the Chestnut Horse & The Cricketers Pubs
- Council tax Band G, EPC Band D



WHITE GATES, EASTON SO21 1EE

White Gates is a charming 18th century village home in Easton, one of Winchester's most sought after villages, set within the Itchen Valley and the South Downs National Park. It is built from mellow coloured brick elevations under a slate and mineral felt roof, and is covered in flowering shrubs such as roses and clematis,

it has been sympathetically modernised and extended over the years whilst retaining its ethos of age and character. The kitchen and bathrooms are modern and contemporary and the whole property is filled with light. The original entrance to the cottage was formerly to the front overlooking the village street, but is now situated at the rear of the property via a pathway from the five bar gate.

The property is fronted by beech hedging, and a beautiful silver birch tree, leading around to where, as the name suggests, white picket fencing and double gates lead to the paved pathway and gardens which surround the cottage.

The front door opens into a gracious flagstone hall, which leads to all main downstairs rooms.

However, the hub of this home is clearly the fabulous 30' kitchen/dining/living room. The kitchen area is fitted with a wealth of shaker-style cabinetry under granite work surfaces, with an Aga, built in oven and two burner hob, wine store and an attractive centre island with wooden work top and breakfast bar area. Overlooking the garden is a twin Belfast kitchen sink, and there is also a larger cupboard with slate shelving.

The dining area is fitted with a bespoke built seating area, and a wall of windows and doors to the garden, all under a vaulted glazed ceiling, illuminating the kitchen/dining room with a wonderful amount of light. From the kitchen there is a door to the utility room, which links back to the hallway.





DRAWING ROOM: has a striking brick fireplace under an oak surround, with alcove cupboards to one side, and a door to the sitting room on the other.

The original entrance to the cottage is now a log store, and there are windows to either side of the former entrance, bathing the room with light, all of which sit under an original beamed ceiling, with higher than anticipated ceiling heights.



SITTING ROOM AND STUDY: The cosy sitting room has a woodburning stove, with an alcove cupboard and shelving, a door to the front garden and leads into the kitchen. The study has fitted cabinetry comprising desk and shelving.





From the hallway, stairs lead to the spacious first floor landing which leads to each of the bedrooms and bathrooms. Along the landing, you get a sense of the original property, with a wonderful wall of exposed original timbers leading to the bedrooms. There is a fitted window seat, a linen cupboard and an additional wardrobe.

THE PRINCIPAL BEDROOM is a charming bedroom featuring a Victorian fireplace, a wall of fitted wardrobes, and overlooks the front garden, and is under a vaulted ceiling with exposed timbers.





BEDROOMS & BATHROOMS: There are three further double bedrooms, one of which also has a vaulted ceiling and exposed timbers, and a bathroom and shower room situated at either end of the landing.





THE GARDENS

The front of the property has a southerly aspect offering a sunny seating area which takes full advantage of far-reaching views across to ancient woodland and fields. This sits behind a large beech hedge under a beautiful silver birch tree, white picket fencing and double five bar white gates sitting in front of a gravelled parking area.

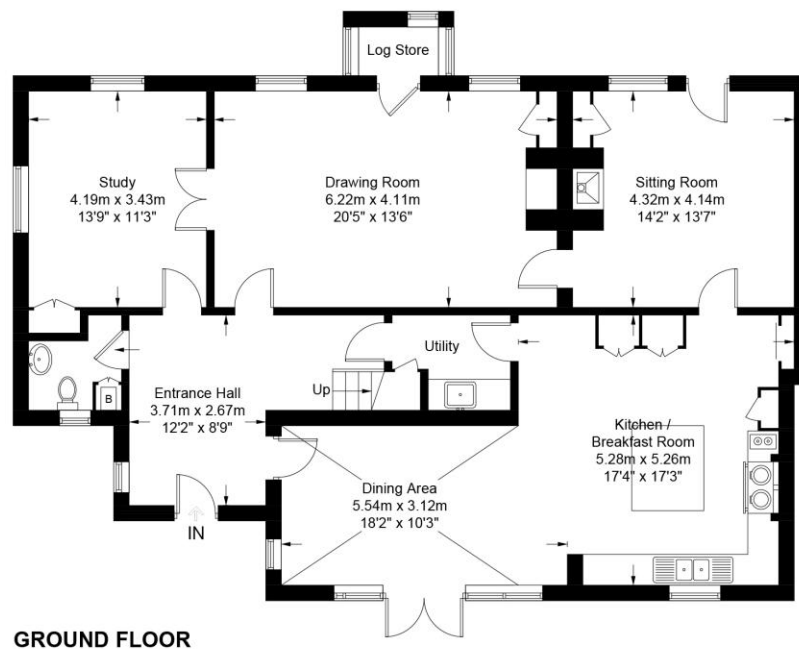
Gardens wrap around the cottage on three sides, with a pathway leading to the front door. The gardens are mainly lawned with flowering borders and shrubs, a rare Ginkgo Biloba tree, espalier fruit trees and herb gardens, all within a perimeter which is mainly walled, with a garden store/workshop.

THE PROPERTY has all mains services connected. EPC Band D Council Tax Band G

EASTON is a much loved and sought after village in the Itchen Valley, only a few minutes drive to both Winchester City centre and the Georgian market town of Alresford.

It has a strong local community and boasts two pubs, The Cricketers and the Chestnut Horse, the latter of which has recently been refurbished under new ownership, with a restaurant, cafe and a deli. There is a beautiful village church, St Mary's, which dates back to early Norman times, a village hall where many local events and amateur dramatics take place, a small garage, and a local village cricket team.

Approximate Gross Internal Area = 224.2 sq m / 2413 sq ft



GROUND FLOOR



FIRST FLOOR

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