



Nony
Kerr & Smiley
FREEHOLD ESTATE AGENT

45 East Stratton, East Stratton, Hampshire SO21 3DU
Guide Price £475,000 Freehold

Nony
Kerr & Smiley
in association with
MARTIN&CO

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**45 East Stratton,
Hampshire SO21 3DU**

2 Bedrooms, 1 Bathroom

Guide Price £475,000

- Charming Grade II Listed 17th century village property
- Set on quiet no through country lane
- Spacious kitchen/breakfast room
- Sitting room with raised inset woodburning stove and door to cellar
- Boot room/utility with door to garden
- Two double bedrooms with fitted cupboards
- Family bathroom with bath and separate shower cubicle
- Wrap around gardens with lawns and vegetable patches
- Thatched roof replaced in 2023, boiler replaced in 2021
- Beautiful village location close to walks, All Saints Church and The Northbrook Arms



45 EAST STRATTON SO21 3DU

A charming semi-detached two-bedroom thatched 17th century Grade II Listed cottage, situated in the highly sought-after village of East Stratton.

This characterful home offers a wealth of original features throughout, including exposed brickwork, timber beams and fireplaces, alongside the benefit of a substantial cellar, presenting an exciting opportunity to purchase a quintessential English cottage.

The front door opens into a small entrance hall, leading through to a spacious, double-aspect sitting room. This inviting space features exposed beams, wooden flooring and a fireplace with inset wood-burning stove, with windows to the front and rear overlooking the garden.

A French door provides direct access to the rear garden, and there is also access to the cellar from this room.

The kitchen/breakfast room is generously proportioned, again featuring wooden flooring and enjoying views over the front garden. It is fitted with an oil-fired Aga (in need of recommissioning), integrated oven and hob, and offers ample space for dining.

A separate boot room provides useful storage, houses the oil-fired boiler (replaced five years ago), and gives further access to the garden.

A modern family bathroom completes the ground floor accommodation.







AND SO TO BED!

To the first floor where there are two well-proportioned double bedrooms, each retaining attractive exposed beams and offering a continuation of the cottage's character and charm.





45 EAST STRATTON, USEFUL INFORMATION:

Construction: We believe the property to be of traditional construction methods from 17th century, under a thatched roof (replaced in yr2023) Walls are timber-framed with plaster infill, encased in brick, under eye-brow dormers. 20th century brick addition to side under tiled roof.

SERVICES: Oil-fired central heating (Grant Boiler, replaced five years ago); private drainage; mains water and electricity

LOCAL AUTHORITY - Winchester City Council, Council Tax Band D

EPC BAND E (please note the property is a Grade II Listed building and a number of the 'improvements' recommended in the standard EPC are either not suitable, nor feasible due to its age and Listed status.

BROADBAND: (source Ofcom) Superfast Broadband Available, 75mbps upload, 20mbps download

FLOOD RISK: (source Govt Environment Office): Rivers/seas/surface water risk: All 'very low')

LOCATION: Whilst the origins of the Manor of East Stratton can be dated back to AD900, the village itself is a carefully presented estate village where centuries of history, architecture and landscape design are still visible and almost unchanged today.

It mainly dates from the 17th and 18th centuries with charming thatched cottages of that time adorning the village. It sits at the edge of the historic Stratton Park within which, whilst privately owners, there are still footpaths and wonderful walks today.

Within the village there is All Saints Church, The Northbrook Arms public house and a village hall which hosts local events, classes and meetings. The annual Village Fete and Dog Show takes place in June each year, when the village will be found adorned with bunting, with those attending enjoying an afternoon of cake stalls, barbecues, raffles and live music alongside the annual dog show.

COMMUTING

MICHELDEVER STATION: Part of the popularity of this area is its proximity to Micheldever Station, which provides a regular train service to London Waterloo.

The station was originally named Andover Road until Andover got its own station, whereupon it changed to Micheldever Station, which then became a small village now encompassing the houses around it and The Dove Inn public house.



A fun fact is that on 6th July 1895, the first motor car journey in England was undertaken from Micheldever Station!

Road connections are excellent with easy access to the M3, M27, A34, A33 and A303.

SCHOOLING: East Stratton is close to good schools both in the state and independent sector. Local catchment schools are Micheldever C of E Primary School, Henry Beaufort School, and the highly regarded Peter Symonds Sixth Form College.

Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.






GARDENS: Outside, the property is complemented by extensive and private gardens which have clearly been thoughtfully cultivated in the past. With established vegetable plots, mature beds and areas for shrubs and flowering plants.

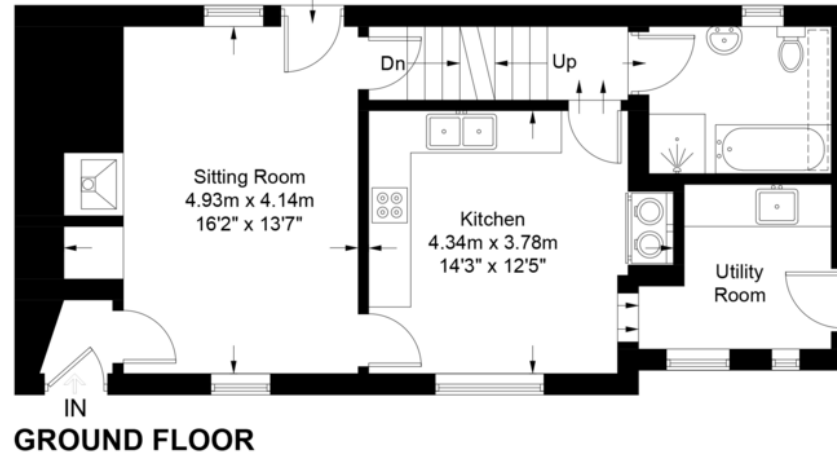
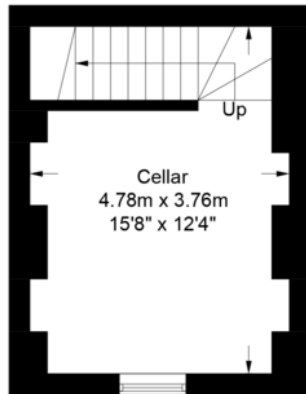
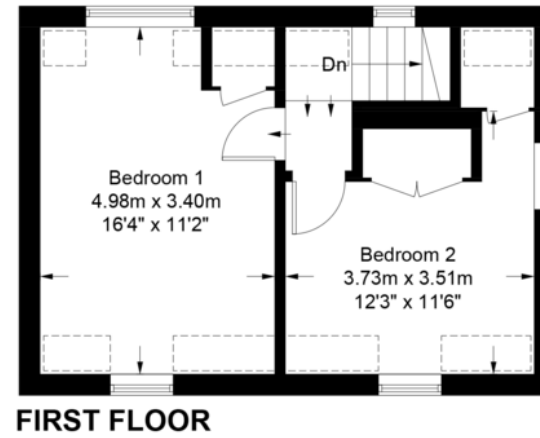
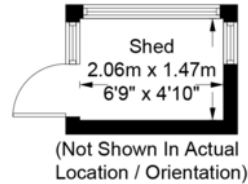
To the front, the garden is enclosed by an attractive brick and flint wall topped with cast iron railings, with steps rising to the front door. A former well has been repurposed as a raised bed, now home to a mature lavender bush, while a climbing rose frames the pretty front porch, enhancing the cottage's undeniable kerb appeal. The garden offers tremendous potential to be restored to its former glory and create a delightful traditional cottage garden setting.



Approximate Gross Internal Area = 107.1 sq m / 1153 sq ft
 Shed = 3.0 sq m / 32 sq ft
 Total = 110.1 sq m / 1185 sq ft



 = Reduced headroom below 1.5m / 5'0"



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