

WHITE & GUARD



The Cottage
High Street
Meonstoke
Southampton
SO32 3NH



High Street

Guide Price £950,000

INTRODUCTION

Located in the heart of the desirable village of Meonstoke, this attractive detached brick and flint village property offers a perfect family home. The property provides generous accommodation and has been restored and extended over recent years. The property briefly comprises a large kitchen/dining/living room which opens to the rear garden. There is a generous sitting room and a study. A good sized hallway, utility room and cloakroom. Four bedrooms, two with en-suite shower rooms and a family bathroom.

LOCATION

The area provides good access to the south coast and the major centres of Winchester, Southampton and Portsmouth. Rail services to London are available from Petersfield, Winchester and Alton. There is an active village community and well regarded pre and infant schools are within the village. The local junior school being in the neighbouring village of Droxton. There is a popular pub, church and also close-by is a well supported village store and post office.



INSIDE

The front door opens to an entrance porch which provides access to the sitting room and further ground floor accommodation . The sitting room is a lovely spacious dual aspect room to the front and side with oak flooring and two feature fireplace surrounds. Bi-folding internal doors opening onto the kitchen/dining room. The study has a window to the front aspect. The cloakroom comprises a white suite WC and hand basin with a window to the side aspect.The rear hallway has stairs leading to the first floor with an under stairs cupboard The utility room is fitted with units and stainless steel sink unit with mixer tap over. Space for washing machine and tumble drier. Oil fired boiler and hot water cylinder. Tiled floor. Door to the rear garden.

The kitchen/dining room is fitted with a range of units with Granite work surfaces over. Incorporating a double Belfast sink with mixer tap over. Oven housing with Neff oven. There is a large central island unit which incorporates a breakfast bar, along with further storage cupboards and drawer units under, Granite work surfaces over, Miele electric induction hob and additional stainless steel sink with mixer tap over. There is plenty of space for living and dining, complimented with a stone tiled floor and two sets of bi-folding doors which open out onto the rear and side paved terrace area. Space for fridge/freezer and dishwasher.



On the first floor the master bedroom is a large double aspect room with windows to the front and rear aspects. Fitted wardrobes to one wall. With an en-suite shower room that has been fitted with a tiled shower cubicle, WC and wash hand basin with mirror and shaving point over.

Bedroom two has a window to the front aspect. With an en-suite shower room comprising a tiled shower cubicle, WC and wash hand basin, mirror and shaving point, window to the side aspect.

Bedroom three has a window to the front aspect and bedroom four can be found to the rear of the property with a window overlooking the rear garden. The family bathroom has a free standing bath, WC and pedestal

wash hand basin and a tiled floor. With a window to the rear aspect. There is the benefit of a separate shower room fitted with a sink unit, WC and shower.

OUTSIDE

The property benefits from beautiful gardens to the front is bordered by an attractive flint wall and laid to lawn. Alongside the house there are flower borders and a parking area. There is a fence and pedestrian gate leading to the side and rear garden which is enclosed and mainly laid to lawn with a raised flower border and raised decking area. A paved terrace extends to the side and rear, of the house.



SERVICES:

Please note that none of the services or appliances have been tested by White & Guard.

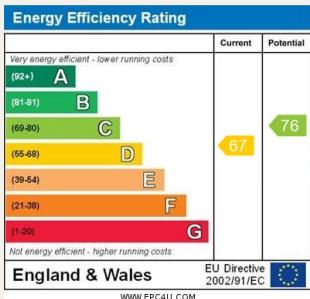
TENURE:

Freehold

COUNCIL TAX:

Band E

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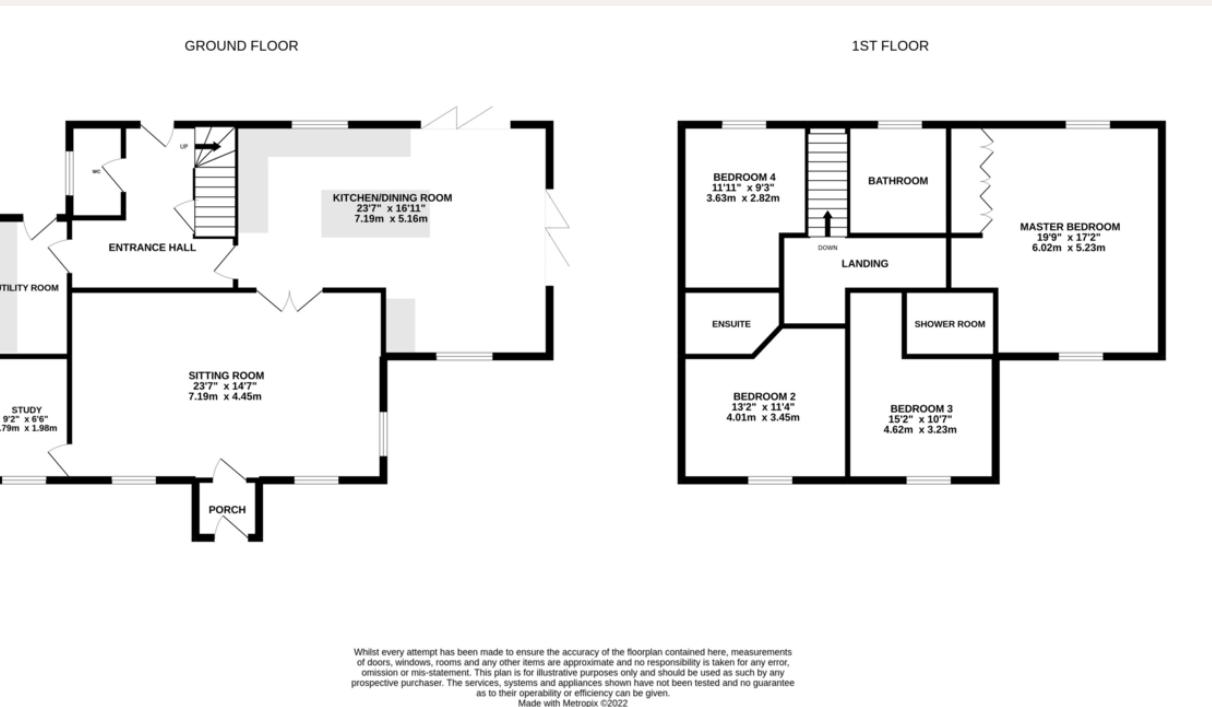
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