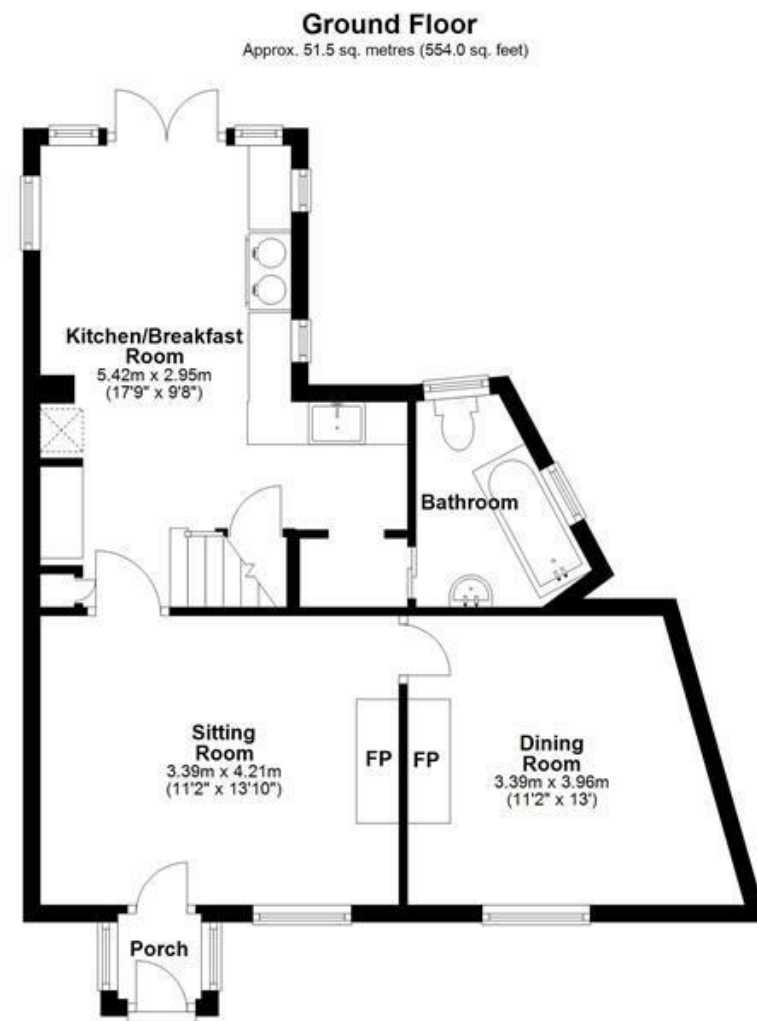
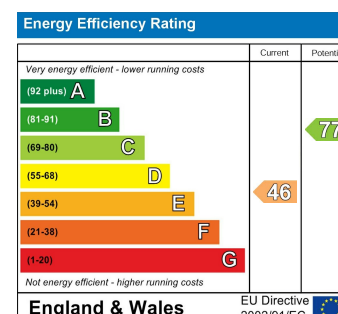




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Church Street West Stour

Offers In Excess Of
£400,000

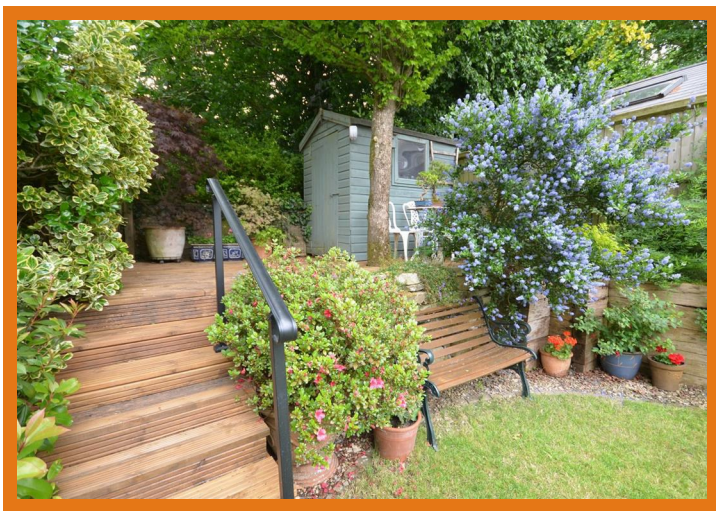
A Much-Loved 19th Century Cottage with Character, Comfort & a Magical Garden – West Stour

Situated in a quiet lane close to the heart of West Stour, this charming semi-detached cottage has been a well-loved home — full of character, warmth, and soul. Dating back to the 1800s, it still carries the charm of its heritage, with some exposed ceiling beams, stone walls, original floorboards, and two beautiful fireplaces — one open and the other home to a cosy wood-burning stove — perfect for quiet evenings in.

The heart of the home is the light-filled kitchen/breakfast room, part of a thoughtfully designed extension with a pitched roof, fitted with plenty of cupboard space and an electric range cooker adding to the character. It's a space where morning coffee, Sunday baking, and casual meals come naturally. There are also two welcoming reception rooms downstairs, along with a ground floor bathroom — practical and comfortable. Upstairs, there are two double bedrooms, including a main bedroom with its own en-suite, and a third generous single that makes a lovely study, nursery or creative space.

The garden is a true joy — private, sunny, and lovingly cared for. There's a shaped central lawn, raised beds bursting with colour in the warmer months, and a peaceful decked seating area that catches the afternoon and evening sun just beautifully. Whether you're hosting friends, reading in the sun, or simply enjoying the stillness, it's a space that feels like a retreat. Two sheds (one with power) offer great storage or workshop potential, and there's parking for at least one car.

This is a home with a heart — full of character, thoughtfully updated, and located in a friendly village community with countryside on your doorstep.



The Property

Accommodation

Inside

Ground Floor

The cottage is approached from the lane to the front door, which opens into a useful porch. From here another door opens into the sitting room, which has a window overlooking the lane. It is a good sized room, full of character with exposed timber beams and stone wall as well as a fireplace with a wood burner. Doors open to the kitchen/breakfast room and to the dining room. The dining room also looks out to the lane and retains original features, such as exposed ceiling beams and an open fireplace.

The kitchen/breakfast room is a spacious L shaped room, flooded with natural light and double paned glass doors that open out to the rear garden. It is fitted with a range of country style kitchen units consisting of floor cupboards with drawers, separate drawer unit, larder style cupboard and eye level cupboards and cabinets. You will find a generous amount of solid wood work surfaces with a tiled splash back and a Butler style sink with mixer tap and storage cupboard under.

There is plumbing for a washing machine and for a dishwasher, plus space for fridge/freezer. The electric range cooker with two hot plates and a choice of ovens is included in the sale. For appearance and practicality there is wood effect vinyl flooring. From the kitchen, stairs rise to the first floor and there is an opening to an inner hall that leads to the bathroom.

The bathroom is suite consisting of bath with mixer tap and shower attachment plus mosaic style tiling to surrounding walls, pedestal wash hand basin with mosaic style tiled splash back and a WC. For practicality, the floor is tiled.

First Floor

On this floor you will find a good sized single bedroom that is currently used as an office plus two double bedrooms with the principal bedroom enjoying an en-suite shower room.

Outside

Parking

At the front of the cottage there is parking for at least one car.

Rear Garden

In between this cottage and the neighbours, there is a timber door that

opens to a path leading to a timber gate that opens to the cottage's rear garden. This has been attractively designed with a paved area where there is an arch opening to a shaped lawn edged by a stone path that leads to the raised decking area. You will find raised shrub and flower beds retained by sleepers. The decked seating area has a timber shed and is an ideal spot for a G & T whilst watching the sun go down. There is also another timber shed with power. The garden has an east/west orientation allowing for sun throughout the day.

Useful Information

Energy Efficiency Rating E
Council Tax Band D
Double Glazed Windows
Electric Heating with individually, digital controlled radiators
Shared Sewerage System with Three Other Properties
Freehold

Directions

Postcode - SP8 5RL
What3words - loaders.cleric.newlyweds

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