

Crest Cottage
Appleshaw





The Property

New to the market, Crest Cottage is a delightful period property, constructed of attractive brick and flint elevations beneath a traditional tiled roof, offering timeless charm and character throughout.

The kitchen/breakfast room is beautifully light-filled, featuring wooden flooring and generous storage. French doors open seamlessly into the sun room, which spans the full length of the house and provides an inviting space to enjoy views of the garden whatever the weather.

The sitting room is equally bright and welcoming, centred around an attractive open-plan fireplace with tiled surround, creating a cosy focal point. The dining room has a vaulted ceiling and benefits from two skylights above, flooding the space with natural light and making it ideal for entertaining.

A downstairs bathroom with shower and adjoining utility area adds practicality and convenience.

Upstairs, the first floor offers two double bedrooms, both with built-in storage. The family bathroom is presented in a neutral palette and enjoys views over the garden and neighbouring farmland.

A staircase from the landing leads to a charming loft room which has been boarded and plastered, and is heated. It has exposed beams and is suitable for conversion to an additional bedroom, home office, or hobby room.

In the Agent's opinion, Crest Cottage is a quintessential country home set in a delightful community, enjoying beautiful countryside and a wonderful sense of rural tranquillity.

A pretty brick and flint period cottage situated in a peaceful location in the picturesque village of Appleshaw.

Crest Cottage, Primrose Hill
Appleshaw, Andover, SP11 9BJ

Guide Price:
£425,000

 2
  2/3
  1
  2

- Charming Period Property
- Kitchen/Breakfast Room
- Sitting Room with Fireplace
- Dining Room with Vaulted Ceiling
- Two Double Bedrooms
- Two Bathrooms
- Boarded, Heated, Plastered Loft Room
- Front & Rear Gardens with Terrace
- Separate Orchard
- Parking

Agent's Note: Photographs May 2024.

Services - Mains water, drainage and electricity. Oil-fired boiler (Worcester Bosch). Ofcom suggests broadband speeds of up to 75 Mbps and that most major mobile networks will likely have connectivity

Tenure	EPC Rating
Freehold	F (23)
Outgoings	Size
Council Tax Band: D	1328.5 sqft (total)





Outside

The property is approached from the centre of the village along a lane. There is parking for one car. There is step free access leading to the elevated property and pretty front garden which is larger than average and boasts a lawned garden, hedged border and is adorned with shrubs and perennials. To the rear of the property, there is an attractive south-easterly facing cottage garden which is approached via steps and mainly laid to lawn with a hedged border. There is a small terraced area ideal for al-fresco dining. Neatly positioned is also a useful garden shed. Additionally, with right-of-way access across the rear of the adjoining property, Alma Cottage, there is a further area of garden known as "The Orchard". This particularly attractive open space enjoys a partially walled boundary and is mainly laid to lawn, complemented by small trees, bushes, and hedging.

Location

Crest Cottage is situated in the picturesque village of Appleshaw within the Conservation Area and surrounded by beautiful countryside. There is a network of footpaths and bridleways which are excellent for local walks. The village has a popular Pub, Primary School, Recreation Ground and a thriving community.

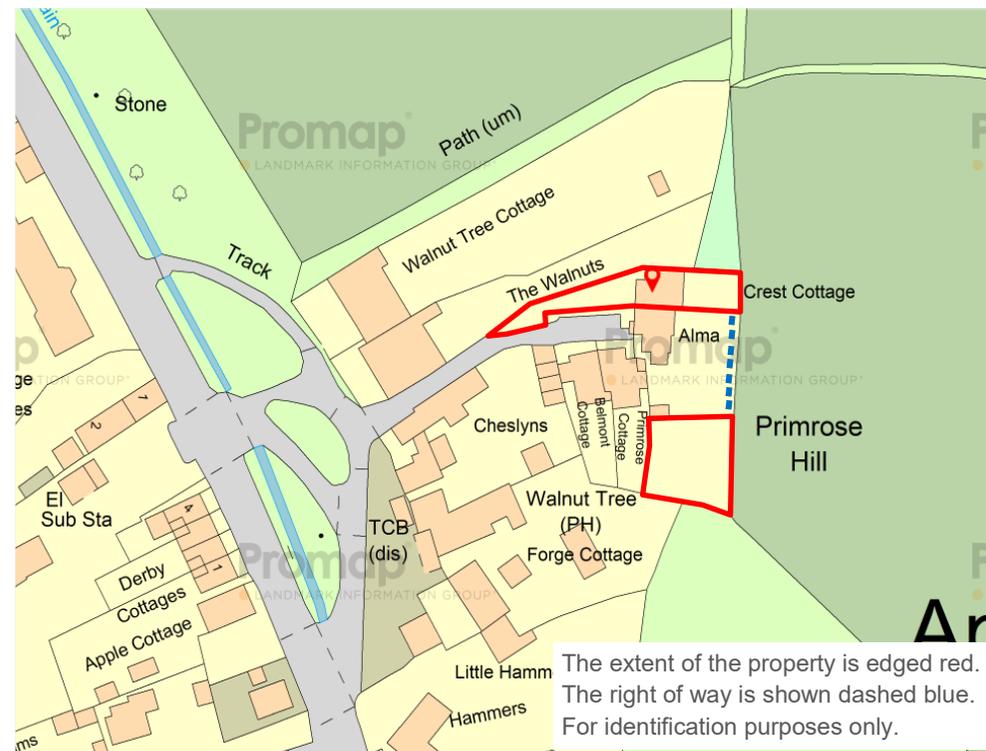
There is a Hillier Garden Centre with café and butchers within five minutes drive of the property. A post office service runs from Hillier's on a Wednesday, Thursday and Friday afternoon. The neighbouring village of Weyhill has a good range of facilities including the Weyhill Service Station, a farm shop, Pink Olive restaurant and the Craft Centre with independent cafes and boutiques. The Town of Andover is approximately 4 miles away and offers a good range of shopping and recreational facilities. The Cathedral cities of Salisbury and Winchester are both within easy reach.

Andover train station is 4.4 miles away with direct trains to London Waterloo in under 70 minutes. The property is positioned within easy access of the A303, A34 and M3 to London and westbound.



The Orchard







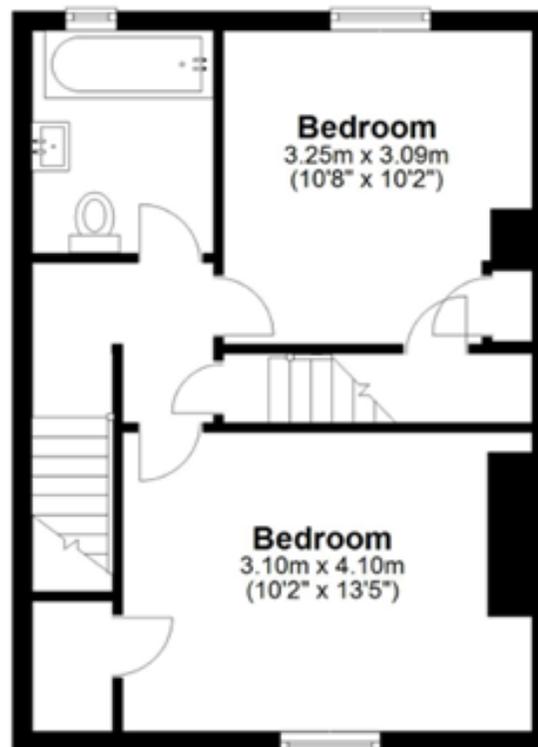
Ground Floor

Approx. 63.9 sq. metres (688.2 sq. feet)



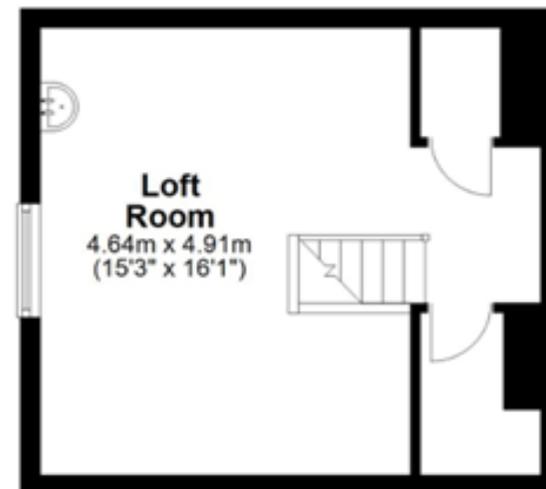
First Floor

Approx. 36.3 sq. metres (390.7 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.5 sq. feet)



Total area: approx. 123.4 sq. metres (1328.5 sq. feet)

Disclaimer Notice

Myddelton & Major LLP and their clients give notice that: - i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



Myddelton
& Major™

Call. 01264 810 400

Email. stockbridgeresidential@myddeltonmajor.co.uk

Click. myddeltonmajor.co.uk

Visit. The Old Police House, High Street, Stockbridge, Hampshire, SO20 6HE

