

# ALICE COTTAGE

Upper Basingwell Street, Bishops Waltham, SO32 1AL

Asking Price £335,000

*Alice  
Cottage*

WELLER  
PATRICK





## PROPERTY FEATURES

Three bedroom character cottage with garden in central town location close to the High Street

Sitting room • Kitchen/dining room • Two double bedrooms • Bathroom

Good sized garden • Outside store • Sought after location

Short stroll to the High Street • Viewing recommended





## DESCRIPTION

A lovely character cottage situated in the heart of Bishops Waltham, just a short stroll to the traditional High Street.

The accommodation briefly comprises an entrance porch leading to the sitting room with feature fireplace and beamed ceiling. The kitchen/dining room is to the rear with stable door opening out to the garden. On the first floor there are three bedrooms and a bathroom.

Outside, the rear garden is partly laid to lawn with area's of patio and a garden shed. There is also a useful brick built store.

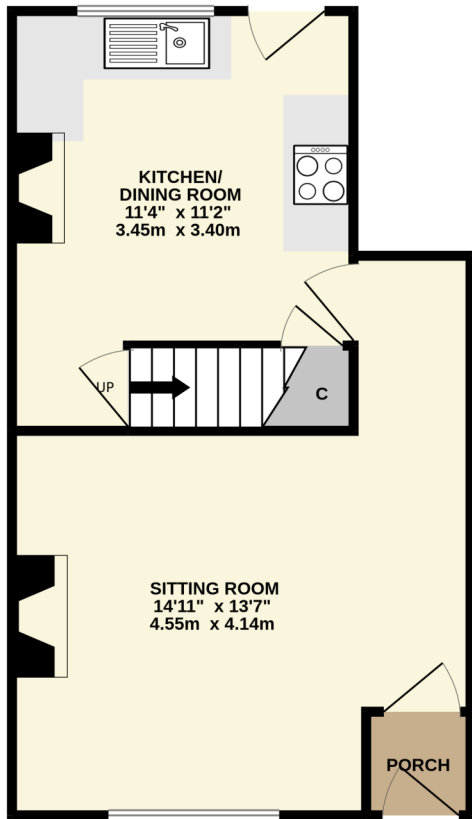
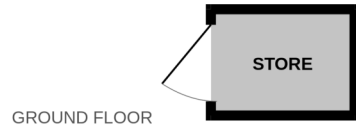
The High Street offers a wide range of everyday amenities including shops, independent boutiques, coffee shops, restaurants, bakery's, butchers, Post Office, doctors surgery and dentist. Situated on the edge of the Meon Valley and South Downs National Park, there are many walks and countryside to be enjoyed.

The major South Coast centres of Winchester, Southampton, Portsmouth and Petersfield are within driving distance. Main line rail services to London are available from Winchester and Petersfield.

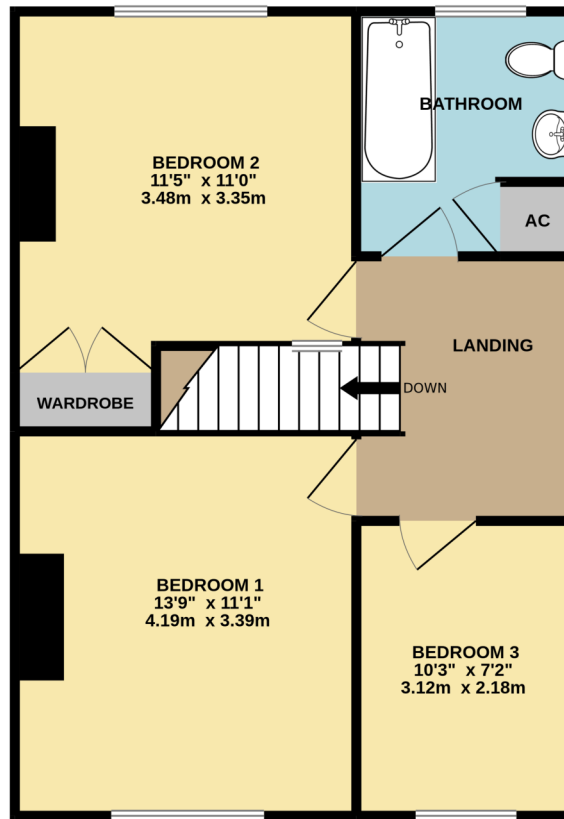
Offered with no forward chain, viewing is highly recommended to appreciate all this property has to offer.



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 Bishops Waltham  
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1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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LOCAL AUTHORITY AND SERVICES  
 Winchester City Council  
 Council Tax band D  
 Mains water, electricity and drainage

VIEWINGS  
 By appointment through Weller Patrick.

DIRECTIONS  
 From our offices in Bishops Waltham proceed through the car park opposite and into Basingwell Street. Turn left and the cottage is on the right hand side.

Particulars amended 14th September 2022

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	