

# 1 HARVESTGATE COTTAGE

Stocks Lane, Meonstoke, SO32 3NQ

Asking Price £495,000



WELLER  
PATRICK



## PROPERTY FEATURES

A semi-detached brick and flint cottage requiring improvement and modernisation

Superb rural location with gardens & grounds approaching a third of an acre

Living room • Kitchen • Porch/conservatory • Bathroom • Two/three bedrooms

Driveway parking • Outside store • No forward chain



## DESCRIPTION

With gardens and grounds approaching a third of an acre this two/three bedroom semi-detached brick and flint cottage is situated in a superb rural setting along a small lane surrounded by countryside and on the edge of the Meon Valley village of Meonstoke which is within the South Downs National Park.

The property does require improvement and modernisation however for the right buyer this is an extremely rare opportunity to purchase a character property in this location with a large garden and in such a lovely setting.

Indeed if one leaves the property on your left, the lane leads to elevated countryside from which beautiful views are to be enjoyed. The property itself offers a rural outlook over fields and towards Old Winchester Hill.

The highly sought after village of Meonstoke is within a short drive and offers a pub, school, village hall and church. For day to day essentials Corhampton village store or Meringtons in Droxford are nearby. The property is well placed to enjoy all the Meon Valley villages including Exton, Soberton and Hambledon.

The country town of Bishops Waltham with its delightful and traditional high street is within a few miles and offers a range of shops, cafes, coffee shops and services such as doctors, dentists and opticians. There is also a small Sainsburys.

Please call to discuss the property and arrange a viewing appointment. The property will most likely suit a cash buyer with little or no mortgage.



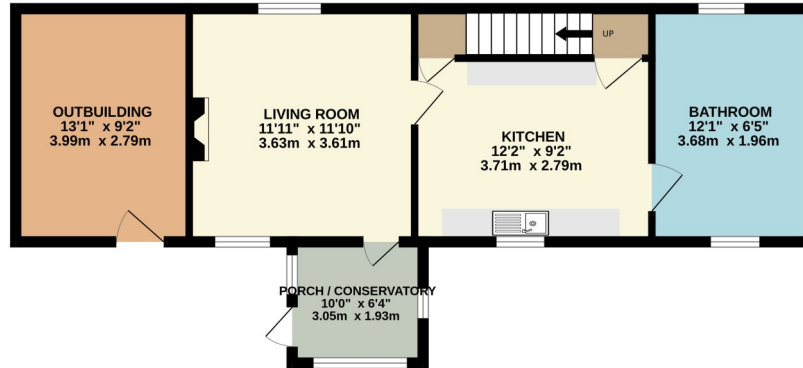
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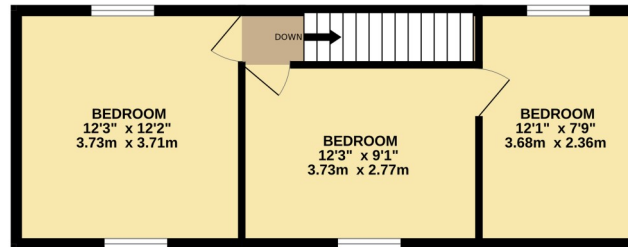
1 Harvestgate Cottage  
 Stocks Lane  
 Meonstoke  
 SO32 3NQ



GROUND FLOOR



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 C  
 Mains water and electricity. Private drainage.

VIEWINGS  
 By appointment through Weller Patrick.  
 Tel: 01489 893555

DIRECTIONS

Directions - Post Code SO323NQ  
 Leaving The Bucks Head pub in Meonstoke on your left bear left at the top of the small hill then bear right into Pound Lane. Continue past the village hall and the properties on your left. The lane bears left and then comes to a small cross roads. Turn right into Stocks Lane and the property will be seen on the left after a short distance. There is a gravelled parking area to the right of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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