



Shepherd's Cottage

CHERITON



SHEPHERD'S COTTAGE

*Quintessential
country living*



A house for all seasons



Shepherd's Cottage is an idyllic 16th century, Grade II listed house in the desirable village of Cheriton within the South Downs National Park.

A quintessential country retreat, the house sits on a 0.27 acre plot, offers 3,200 sq ft of flexible accommodation and a sunny, south west-facing garden with a gorgeous outlook over fields and water meadows. This lovely outlook is protected by the designation, in 1997, of the River Itchen as a Site of Special Scientific Interest (SSSI).

Combined from two pretty thatched cottages, this unique house has been a wonderful and much-loved family home to the current owners for over 20 years.

Cleverly enlarged and improved to create a modern living space with lots of period charm, it boasts four/five double bedrooms, three reception rooms, two bathrooms, a home office, a study/bedroom 5, a fabulous modern kitchen, a separate utility room and a boot/cloak room.





A fresh approach



A private gravel drive leads up to the front door, with parking for several cars. Incorporated in the modern extension, the front door opens into a bright, high-ceilinged hallway with floor-to-ceiling windows and attractive tiled flooring.



Heart of the home

Beyond the hall lies the heart of the home; a spacious, bespoke country kitchen with handmade units and large windows on two sides, looking out over the picturesque garden and offering far-reaching, green views.

There's space for a large dining table for family meals plus a comfy sofa, perfect for relaxing with a morning coffee. The range of mod cons includes a glorious, red electric AGA with four ovens, a large American fridge/freezer, a Neff oven and an induction hob. The large central island allows for sociable cooking with family and friends and includes a breakfast bar for meals on the go.

An enviable walk-in pantry with built-in shelving will hold great appeal for keen cooks!

French doors open straight on to the terrace to create a seamless flow out to the south and west-facing garden on sunny days. Cosy underfloor heating throughout the extension, keeps the kitchen and hallway warm in all seasons.

Off the entrance hall is a good-sized boot/cloak room with lots of storage for tidying away coats and shoes, as well as a separate utility room with back door access to the garden.





*A spacious, bespoke
country kitchen*





Work from home



Up the hardwood stairs from the hall is a lofty home office, featuring vaulted windows with lovely views over both front and back gardens.

Cosy living



A sizeable double reception room comprises a formal drawing room and a family sitting room. The drawing room has an impressive inglenook fireplace for cosy entertaining and is wonderful for extended family get togethers; especially magical at Christmas!

The adjoining sitting room/snug with its attractive brick and beam feature wall is perfect for relaxing at home in front of the wood-burning stove.





A further comfortable family room serves well as a teenage den or playroom for younger members of the family – great for play time, movie nights and for youthful gatherings with friends!

Beyond this room is a generous study with lots of built-in cupboards; a quiet and secluded spot from which to work from home. This room could also serve as a fifth double bedroom.

Sweet slumber



The generous master bedroom is reached via one of the original cottage staircases and includes a large dressing area with a bank of built-in wardrobes. The fabulous, renovated master bathroom is situated at the foot of the stairs and boasts a luxurious free-standing bath, large shower and sleek stone-tiled floor.

Up a second original cottage staircase are two roomy double bedrooms replete with period

character and a separate dressing room with potential to become an en suite bathroom (subject to approvals). A new family shower room at the bottom of the stairs serves these two bedrooms.

A fourth double bedroom downstairs has lovely views over the fields and also has a separate dressing room that could be converted into an en suite (subject to approvals).





The bedrooms have many period features



The great outdoors



A broad terrace outside the kitchen offers fantastic space for outdoor dining and for taking in the garden's westerly views of water meadows and plentiful wildlife.

The garden is easy to maintain with established trees and flower beds; a private idyll in which to relax and enjoy being at home. An outdoor seating area with stunning views over the neighbouring meadow is the perfect spot for an evening glass of wine as the sun goes down.

There is also a productive vegetable patch, an asparagus bed, raspberry bed, a large garden shed, a green house and even space for keeping chickens! A storage room at the front of the house serves to store large items such as bikes, ride-on lawn mower etc.





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In the area



Cheriton is a friendly, desirable village in East Hampshire, just outside Alresford. Cheriton benefits from a well-regarded primary school, a convenient shop and post office, a popular pub, a tennis club, cricket pitch, recreation ground, church and village hall. There are also two livery stables in the village.

For dog walkers and runners, there are stunning country walks in the South Downs National Park, many accessible directly from the house. Meanwhile, the South coast is only a 30-minute drive away – ideal for trips to the beach and sailing activities.

The nearby market town of Alresford is lovely, with colour-washed houses, independent shops and cafés and a local Tesco and Co-op. There are some delightful riverside walks and numerous pubs and restaurants for a meal and drink afterwards.

The town also hosts regular festivals – it is the watercress capital of the UK – and is home to a fantastic parkland golf course. Winchester, just 15 minutes away, also offers an array of facilities including a theatre and cinema and plenty of history to explore.

Nearby schools include Cheriton Primary School, Sun Hill Infant and Junior Schools, Perins Secondary School in Alresford plus for sixth form, Peter Symond's College in Winchester. There's a good range of private school options including Twyford Prep School, Prince's Mead Prep School, Winchester College, St Swithun's, Alton School, Bedales, Churchers College and Lord Wandsworth College.

Trains from Winchester run regularly to London Waterloo in around an hour. Fast road access to London, the M25, the Midlands and West Country makes commuting easy.



Floorplans



- Ground Floor
2,165 sq ft (201.1 sq m)
-
- First Floor
783 sq ft (72.76 sq m)
-
- Office Space
252 sq ft (23.38 sq m)
-
- Total
3,200 sq ft (297.24 sq m)



Ground Floor

Floorplans



First Floor

Office Space

Finer details



Overview

- Grade II listed thatched cottage with great period charm
- Cleverly extended and improved with large modern kitchen extension
- Flexible accommodation space of 3,200 sq ft
- Private plot circa 0.27 acres
- Highly desirable village location in Cheriton, close to Alresford
- Sunny south and west-facing garden with lovely, country views
- Four/five double bedrooms
- Two bathrooms (plus potential to create two en suites)
- Formal drawing room with inglenook fireplace
- Sitting room/snug
- Family room
- Spacious reception hall
- Home office

- Study/double bedroom 5 with built-in cupboards
- Separate utility room
- Useful boot room
- Private driveway with parking for several cars
- Large terrace overlooking the garden for outside dining
- Storage room/bike/mower store
- Garden shed
- Freehold
- Council Tax band G

Energy performance

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	68 D
39-54	E		
21-38	F		
1-20	G		

Services & features

- Mains power and water
- Private drainage with 'digester' septic tank
- Oil-fired boiler
- Underfloor heating in modern extension
- Inglenook open fireplace in drawing room
- Wood burner in sitting room
- Original period features
- Alarm system

In the area

- Village shop/post office, primary school, pubs, playground and sports facilities in Cheriton
- Just five minutes drive into shops, restaurants and facilities in Alresford
- Trains from Winchester to London Waterloo in an hour
- Excellent road links via A31 to A3 and M3
- Wonderful country walks straight from the house

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