



Yew Tree Cottage

—
CHERITON





*A quintessential
English country cottage*

A Grade II listed gem

If you are seeking the charm, warmth and tranquility of a period home nestled in a quintessentially English country setting, within easy reach of an attractive market town, then you'll love Yew Tree Cottage, a detached, Grade II listed gem that is as pretty as its name.

Dating from the 17th century, this utterly beguiling thatched cottage offers 2,500 sq ft of living space, with five bedrooms and two bathrooms divided between the main house and the self-contained annexe.



A fairy tale feel



Arriving at Yew Tree Cottage – tucked away in a rural Hampshire village in the South Downs National Park – you might think the red and white brick exterior, crowned by a thatched roof with decorative ridge, has been plucked out of a picture book.



The house commands a prime slice of countryside – 0.3 acres blissfully banked by open fields, near the source of the River Itchen, while the Cheriton village centre is only a peaceful stroll away. Appreciate the serenity of the cottage's setting as you pull through the 5-bar gate onto an extensive driveway with parking for several vehicles and a large garage.



Warm & inviting

Follow the gravel path round to the studded wood front door, where a thatch canopy and low brick walls create a welcoming porch. Stepping into the hallway, you will appreciate how this spacious family home, extended in the 90s, has retained its period features – from authentic flagstone floors, and original beams to appealing open fireplaces.

Cosy and cheerful, the spot-lit hallway opens out beyond the staircase and leads into the main living areas as well as a second entrance accessed from the parking area, providing the perfect spot for your coats and shoes.

A carpeted sitting room with potential as a snug, study or music room lies to the right of the stairs. Illuminated by spotlights and featuring a large bay window with an uplifting view across the surrounding countryside. Warmed by a brick fireplace with beams crossing the ceiling above, this area is a calm retreat in which to read or work.

Straight ahead from the hall, you'll discover a delightful drawing room ready for evening entertaining and peaceful winter nights by the open brick fireplace, with sturdy beams completing this idyllic picture. Come summer, open the French doors to the terrace and usher your guests outside to the garden.







*Discover
a delightful
drawing room*



Wine & dine

The atmospheric dining room awaits just left of the stairs and boasts a beautiful flagstone floor, a plethora of beams, and space for a large dining table.

Elegant wall lamps pleasantly soften the natural light from the front window. There's nowhere better to host a dinner party or cherished family celebrations.

From here, a door connects directly into the country-style kitchen and breakfast room, where the oil-fired AGA acts as

a natural focal point. Note the good range of cream units and a Belfast sink set within the granite worktop, with a deep-set window above providing a lovely view on to the garden. The breakfast area has an in-built corner bench by the window and room for a family-sized table.

Adjacent, you'll find a handy utility and boot room with an additional electric oven and hob, space for appliances and pantry storage, as well as access to the garden.

There's nowhere better to host a dinner party or cherished family celebrations






*An AGA acts
as a natural
focal point*







Relax in comfort

Upstairs, a carpeted landing leads to four tastefully decorated double bedrooms. The generous master to the right retains a traditional country charm and comes with four wardrobes. At the end of the hall, the second bedroom features integrated storage and a peaceful view over the garden. Bedroom four contains two floor-to-ceiling wardrobes.

An immaculate family bathroom incorporates a bath with shower overhead, a loo, colourful wall tiles, a heated towel rail, and double basins, while a separate cloakroom houses a second loo.





*The bedrooms retain a
traditional country charm*



Enjoy enviable country views



Step outside

Yew Tree Cottage's abundant enclosed garden hosts a large paved terrace with curved steps to a well-tended lawn bordered by shrubs and trees. The simple and elegant design ensures this outdoor haven is easily manageable, so you can spend your afternoons savouring tea on the terrace.

Keen gardeners and cooks will make good use of the greenhouse and raised vegetable beds too. Look towards the south-west to drink in the enviable country views or explore the countryside by stepping out of the gate at the end of the garden, straight onto a bridleway – perfect for the daily dog walk or romantic evening strolls.



A versatile annexe

The self-contained cottage is an ideal solution for housing guests and extended family without them encroaching too much on your privacy and space. It could also provide a generous home office space or be used as flexible accommodation for carers and support staff if needed. The current owners have successfully rented the cottage via a holiday agency – a great option to top up your finances.

Inside, you will find a bright, spacious living area divided into zones for dining and seating, with a kitchenette tucked to one side, parquet style flooring throughout and a pitched roof. The central hall contains a storage cupboard and opens into a modern white bathroom suite with bath and a screened shower over, basin and loo. Right of the hall is a large carpeted double bedroom with two windows, wall lights, and generous built in cupboards with hanging space and shelving.





On your doorstep

Cheriton is a friendly village community in East Hampshire that lies just a short drive from the smart Georgian town of Alresford and the historic Cathedral city of Winchester – the final resting place of Jane Austen. Cheriton boasts two good pubs (including a popular microbrewery) within walking distance of Yew Tree Cottage, a community shop and post office, and an Ofsted-rated ‘Outstanding’ village primary school.

Other local highlights include nearby Hinton Ampner (National Trust), a village tennis club with modern courts, church and village hall, a cricket pitch and recreation grounds

including a playpark. The south coast is only a 30-minute drive away – ideal for trips to the beach and sailing activities.

Head over to Alresford, a town replete with colour-washed houses, thriving independent shops and cafés and two supermarkets. There are also some delightful riverside walks where you can stretch your legs after visiting the various characterful pubs, stylish bistros and traditional tea rooms. Alternatively, burn off some steam by jumping aboard the Watercress Line to enjoy a 10-mile trip to Alton. The town also hosts regular festivals and shows and is home to a fantastic parkland golf course.

Winchester, just 15 minutes drive away, also offers a fabulous array of facilities such as artisan shops, cinemas, a maze of cobbled lanes, lively markets, and plenty of history to explore. Trains from Winchester run regularly to London Waterloo, 64 minutes, with excellent cross-country links also available. Fast road access to London, the M25, the Midlands and West Country ensure commuting and day-tripping are a breeze.



*A friendly
village community*

Floor plans

AREA

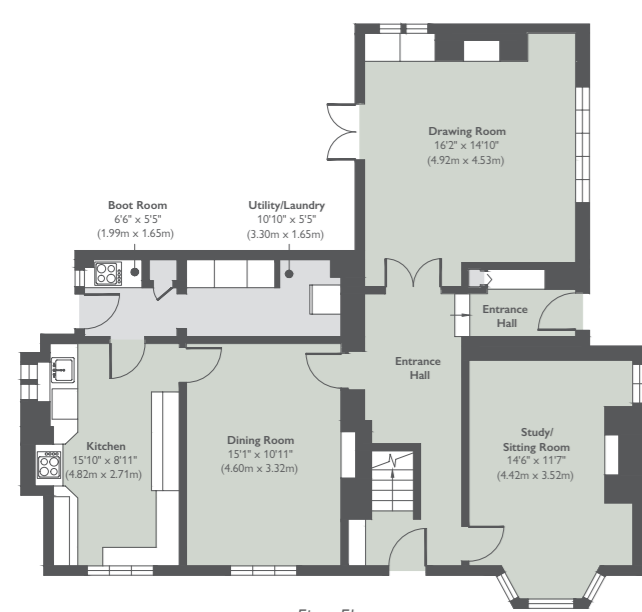
Main House: 1,867 sq ft (173.42 sq m)

Guest Cottage: 670 sq ft (62.26 sq m)

Garage: 221 sq ft (20.56 sq m)

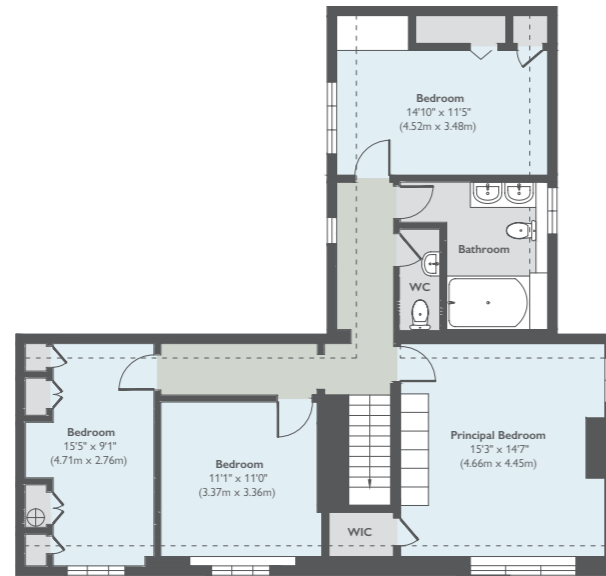
TOTAL

2,758 sq ft (256.24 sq m)

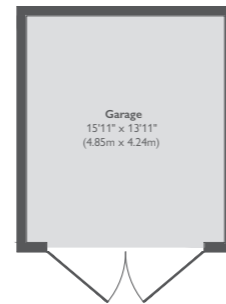


First Floor:
991 sq ft (92.06 sq m)

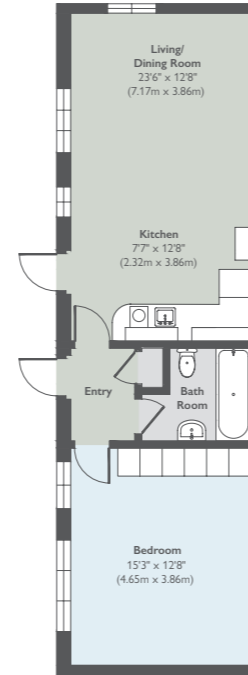
MAIN HOUSE



Second Floor:
876 sq ft (81.35 sq m)



GARAGE



GUEST COTTAGE

Illustration for identification purposes only, measurements are approximate and not to scale.

Finer details

OVERVIEW

- Grade II listed
- Believed to date from the 17th Century
- Four bedrooms
- Three comfortable, characterful reception rooms
- Original features throughout
- Self-contained detached cottage with double bedroom, bathroom and living room.

SERVICES

- Oil-fired AGA in the kitchen
- Oil-fired central heating
- Separate oil-fired boiler for the cottage.
- Mains water and private drainage
- Council Tax Band G
- Back up generator connection point
- Thatch on the house renewed over the last 3 years, and cottage re-ridged in 2020.
- CCTV

GARDEN & GROUNDS

- Landscaped garden with rolling farmland views
- Main garden areas to the front and side of the house are south and west facing
- Private parking
- Large garage/store room
- Greenhouse and vegetable patch

LOCATION

- Idyllic village location in The South Downs National Park
- Walking distance to the village shop, church and two pubs
- 6 minute drive to New Alresford
- 16 minute drive to Winchester Train Station – London Waterloo 64 minutes

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CHERITON

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