

Dibles Road,
Warsash,
Southampton,
Hampshire.
SO31 9JL

835,000



- Grade II listed thatched cottage set in 0.41 grounds
- Three bedrooms and three bathrooms in the main house
- Delightful reception room, office space, dining entrance hall
- Shaker style fitted kitchen with Rayburn stove
- Off road parking for several vehicles
- Stones throw from Warsash Common

Ref: PRB10697

General Description

An idyllic Grade II listed thatched cottage in Warsash, circa mid 18th century. With three bedrooms, three bathrooms and additional, versatile accommodation in the log cabin and summerhouse, set in the 0.41 acres.

Accommodation

PORCH

Solid oak door leading into porch with windows to side and rear. Space for shoes and coats, entrance into main house via stable style door.

DINING HALL

Charming dining hall with windows to front and rear gardens Two radiators, flagstone flooring, cupboard with immersion tank, stairs leading to first floor.

Kitchen (10' 6" x 11' 11") or (3.20m x 3.64m)

Double aspect with windows overlooking gardens and rear. Range of Shaker style units with granite worktops. Inset two burner electric hob, Rayburn stove which controls the hot water and central heating. Extractor fan. Space for washing machine, tumble dryer and fridge. Sink with drainer and chrome mixer tap, water softener.

Drawing room (10' 6" x 13' 6") or (3.20m x 4.12m)

Currently utilised as an office space, a truly delightful area with exposed timbers and ceiling beams. Fitted carpet. Window to gardens. Beamed archway leading to the sitting room.

Sitting room (14' 9" x 16' 9") or (4.49m x 5.10m)

The period features of the property start to show themselves in this delightful, character sitting room. The Inglenook fireplace with inset log burner has the remains of the original bread oven, coffin hatches are set in the roof from the master bedroom and part of the original staircase is to the left of the fireplace and signs of the original construction. With a bay window and windows overlooking the gardens and rear of the property, exposed beams, fitted carpet and radiator.

Bedroom 3 (13' 0" x 9' 2") or (3.96m x 2.80m)

Triple aspect with windows to gardens and rear. Radiator, skirting boards, fitted carpet. Stable door to garden and door leading to ensuite.

EN - SUITE (2' 7" x 6' 4") or (0.80m x 1.92m)

Tiled shower cubicle, wash basin and LLWC. Window to rear aspect, tiled surrounds, electric fan heater, wall hung cabinet. Heated towel rail.

Landing

Stairs from dining hall leading to the first floor landing. Picturesque window overlooking gardens. Original coffin hatch located under fitted carpet.

Bedroom 2 (10' 11" x 9' 3") or (3.33m x 2.81m)

Window overlooking gardens Built in wardrobes, fitted carpets, skirting boards.

Bathroom (5' 11" x 8' 6") or (1.80m x 2.60m)

Bathroom refitted in 2016, consisting of bath with shower above and folding glass shower screen, heated towel rail, extractor fan. Wash hand basin and low level WC with concealed cistern set in vanity unit with cupboards below, additional fitted matching cupboards incorporating open fronted glass shelved unit.

Bedroom 1

Two picturesque windows overlooking gardens. Fitted carpet, built in wardrobes skirting boards and radiators. Original coffin hatch located under the fitted carpet. Original hook imbedded in wall as specified on listing. Access to ensuite.

EN - SUITE (5' 0" x 9' 5") or (1.53m x 2.86m)

Low level WC and wash hand basin set in vanity unit.

LODGE (18' 1" x 15' 1") or (5.50m x 4.60m)

French doors from decking area into the lodge which is separated into three sections. On entry the first area is currently utilised as a home gym but has potential for multi use, removable ladder to loft space, storage to the back of the lodge split into two - one with access to garden. Electricity to the lodge and cabling connecting to the Wi-Fi hub in the main house.

SUMMERHOUSE (18' 8" x 14' 5") or (5.69m x 4.40m)

Located in the bottom corner of the garden, this summer house is an ideal spot for guest accommodation with its own electric shower, wash hand basin and chemical toilet. Fitted units with work top and space for fridge. French door and window.

GARDEN

As you wander through the gardens, you'll discover a tapestry of distinct areas, each offering its own unique charm and allure. The journey begins in the kitchen garden, where a stunning Alitex bespoke Victorian-style greenhouse stands, complete with a rainwater reservoir, propagator, and heater. Surrounding the greenhouse, raised vegetable beds and a fruit cage offer a bounty of fresh produce, inviting residents to indulge in the delights of homegrown fare. Adjacent to the lodge, a raised wildflower meadow adds a touch of whimsy and natural beauty to the landscape. Meandering further, you'll encounter several delightful features including the pond and seating terraces, each offering a serene spot to relax and soak in the beauty of the surroundings. From the elegant Italian limestone terrace to the rustic Indian sandstone terrace, there's a perfect spot for every mood and occasion. With an array of trees, including Magnolias, Tulips, Limes, and several fruit trees. In summary, the gardens surrounding this historic thatched cottage are a labour of love, meticulously designed and cultivated by its passionate owners.

Services

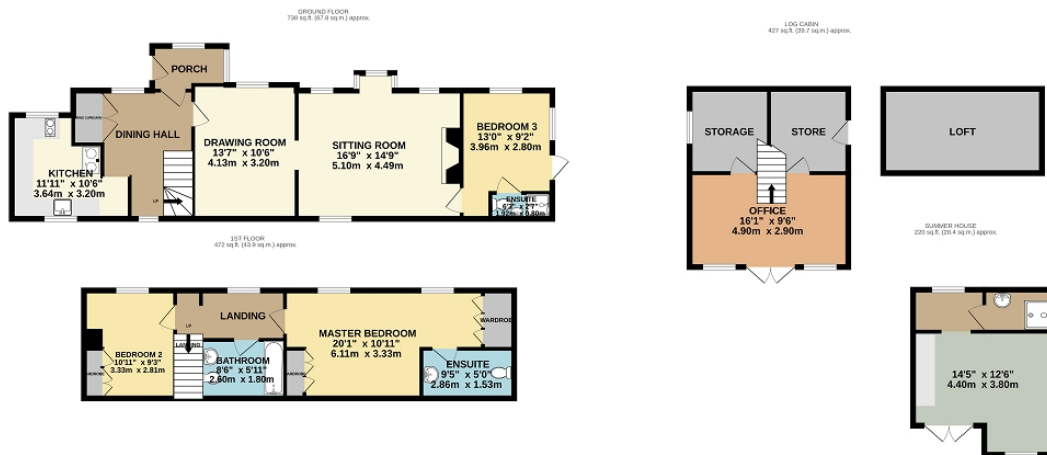
Tenure

We are informed that the tenure is Freehold

Council Tax

Band Not Specified





TOTAL FLOOR AREA : 1850 sq.ft. (171.8 sq.m.) approx.

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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