



The Limes, Church Street, Micheldever, Winchester,
Hampshire

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

The Limes, Church Street, Micheldever, Winchester, Hampshire SO21 3DB

A charming period cottage in the heart of this sought after village

Micheldever train station 2.6 miles (London Waterloo 57 minutes), M3 (Jct.8) 5.7 miles, Winchester 7.2 miles

Hall | Sitting room | Dining room | Kitchen
Cloakroom | Principal bedroom with dressing room and en suite bathroom | 2 Further bedrooms | Family bathroom | Basement room
Outbuilding | Garden | EPC rating E

The property

The Limes is a semi-detached Grade II listed cottage which was historically the village bakery and dates from the 16th century with 18th and 19th extensions. The house has fantastic light, generous room proportions and great ceiling heights. Full of period features throughout including exposed beams in many rooms and an inglenook fireplace in the sitting room. The house has been in the same ownership for some 30 years, and is now in need of some updating and refurbishment.

The ground floor has a spacious dual aspect sitting room with doors opening out to the garden and a wood burner. There is a good-sized dining room with a fitted cupboard. The kitchen has a good range of floor and wall cupboards with an integrated double oven and space for white goods. A door opens to the garden. There is also a cloakroom and a basement room.

On the first floor is the principal bedroom which has wonderful exposed beams and leads to a

dressing room and en suite bathroom. There are two further bedrooms, the second room has a lovely vaulted ceiling and a feature fireplace, a generous family bathroom completes the accommodation.

Outside

The Limes has a spacious front garden with a path leading to the front door and is hidden from the road by mature hedging. There is a good-sized garden to the rear which is mostly laid to lawn with some trees and a terrace adjacent to the house. Close to the house is a former outhouse, now used as a garden store. The property also benefits from two private parking spaces.

Location

Lying on the River Dever, the picturesque and sought after village of Micheldever has a good range of day-to-day amenities, including a village shop, church, a pub, village hall and popular primary school. It also offers a thriving community spirit with a diverse range of village groups and activities. It is surrounded by some beautiful countryside and the area is crisscrossed by footpaths and bridleways including the Wayfarers Walk.

The historic city of Winchester is nearby. With its attractive streets and appealing backdrop to a great range of coffee shops, bars, restaurants, speciality boutiques and independent retailers, a library, theatre and cinema.

The property enjoys excellent communication links with easy access to the M3 and A303. Both Micheldever and Winchester offer fast rail links to London Waterloo in around an hour.

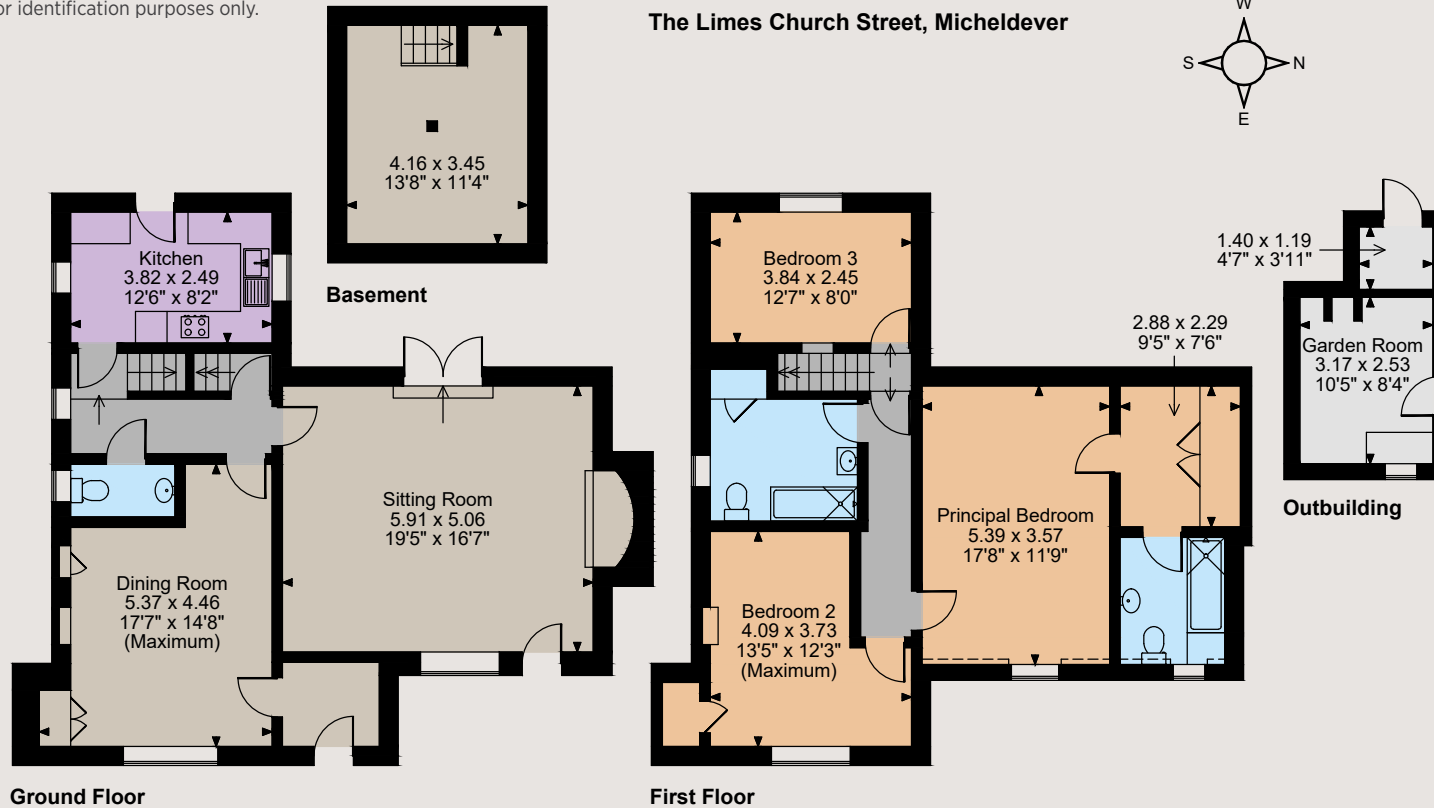
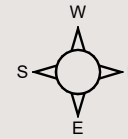
The catchment area schools are Micheldever Primary School and Henry Beaufort in Winchester. For independent schools, the area offers plenty of choice, including Princes Mead, Twyford, Pilgrims along with St Swithuns and Winchester College and others further afield.





Floorplans
 House internal area 1,740 sq ft (162 sq m)
 Garden Room internal area 107 sq ft (10 sq m)
 Total internal area 1,847 sq ft (172 sq m)
 For identification purposes only.

The Limes Church Street, Micheldever



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Directions

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General

Local Authority: Winchester City Council
Services: Mains electricity and water. Private drainage. Oil fired central heating. We understand that compliance for the private drainage has not yet been established. Further information is available on request.

Council Tax: Band F

Tenure: Freehold

Guide Price: £695,000

Winchester

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