



Rose Cottage, West Stratton, Winchester, Hampshire

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# Rose Cottage

## West Stratton, Hampshire

### SO21 3DR

A delightful semi-detached cottage on the edge of the pretty village of West Stratton.

Micheldever station 2.3 miles, Winchester 9.1 miles

Sitting room | Dining room | Study | Kitchen  
Cellar | Principal bedroom | 2 Further bedrooms  
Bathroom | Garden studio | Potting shed  
Gardens | EPC Rating E

#### The property

Nestled on the outskirts of the idyllic village of West Stratton lies Rose Cottage, an enchanting property steeped in history and charm. Dating back to the 1800s, this three-bedroom home is a true gem, boasting traditional fireplaces, exposed beams, and a picturesque view of the surrounding fields and countryside.

A traditional wooden gate greets you upon approach, leading you down a pathway lined with fragrant lavender to the front door. Inside, the home welcomes you with a useful entrance hall, leading to a spacious sitting room, complete with a cozy log burner. The home office and additional accommodations are nestled nearby, providing the perfect space for quiet work or relaxation.

The delightful charm of the kitchen is undeniable, featuring terracotta tiles, a Belfast sink, and a window that overlooks the pretty garden. The dining room is equally enchanting, with a further log-burning stove and leaded windows that draw the eye to the front of the property.

Upstairs, three double bedrooms create the perfect atmosphere for a peaceful night's sleep. The bathroom is superbly appointed to cater to your every need.

#### Outside

Located within mature gardens, this stunning property is a haven of tranquility with eco-friendly attributes at its heart. The current owners have embraced sustainable living by allowing their lawn to grow wild, with an abundant array of wildflowers that attract various species of wildlife and create a diverse ecosystem for the resident flora and fauna to flourish. The well-tended, mature trees including two large apple trees which provide a substantial crop of apples and shrubs surround the property, providing shade and tranquility.

To the rear of the property lies a useful parking area and large storage shed providing ample space for gardening tools and outdoor equipment. The current owners have also thoughtfully converted an amazing space into a studio, perfect for artists, musicians, or anyone looking to create a calming work environment. It could also be repurposed into a state-of-the-art home office or hobby room according to your personal requirements.

#### Location

Around nine miles from the heart of Winchester lies the picturesque village of West Stratton. Located just a mile away from East Stratton, this serene village offers a popular pub, the Northbrook Arms, which is ideal for social gatherings and dining.

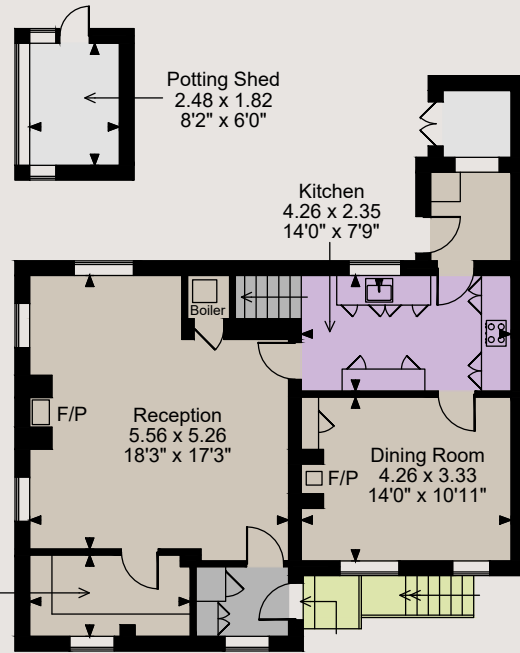
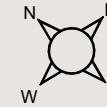
Residents of West Stratton have easy access to the mainline railway services located at Micheldever, which provides regular direct trains to London Waterloo. Winchester, an affluent cathedral city, is south of the village and offers a bustling centre equipped with a vast array of amenities. The village's proximity to the A303, A34, and M3 provides easy access to locations outside of the area.

For families with school-going children, the Micheldever Primary School offers quality education. Senior education options include Henry Beaufort, St. Swithun's School for girls and Winchester College for boys.

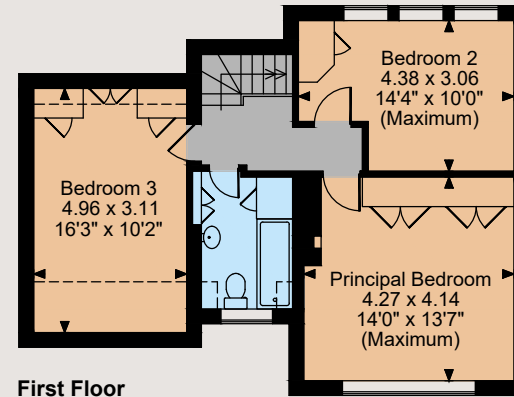




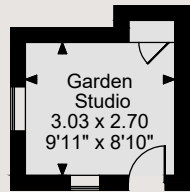
Floorplans  
 House internal area 1,451 sq ft (135 sq m)  
 Outbuildings internal area 162 sq ft (15 sq m)  
 For identification purposes only.



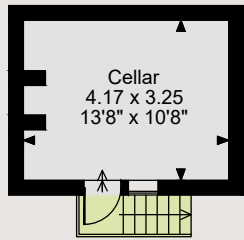
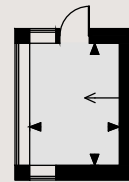
Ground Floor



First Floor



Potting Shed  
 2.48 x 1.82  
 8'2" x 6'0"



Cellar

Study  
 3.26 x 1.65  
 10'8" x 5'5"  
 (Maximum)

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

□ □ □ □ Denotes restricted head height

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### Directions

What3Words:///shallower.vague.heave

### General

**Local Authority:** Winchester City Council  
**Services:** Mains water and electricity. Private drainage. Oil fired central heating. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £750,000

### Winchester

6 Jewry Street, Winchester SO23 8RZ

**01962 869999**

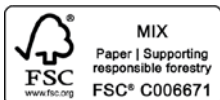
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