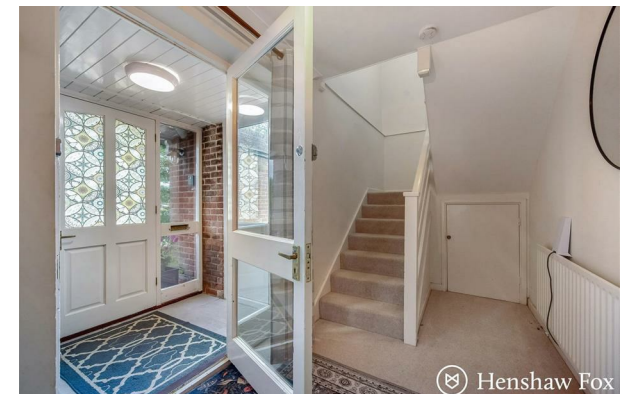
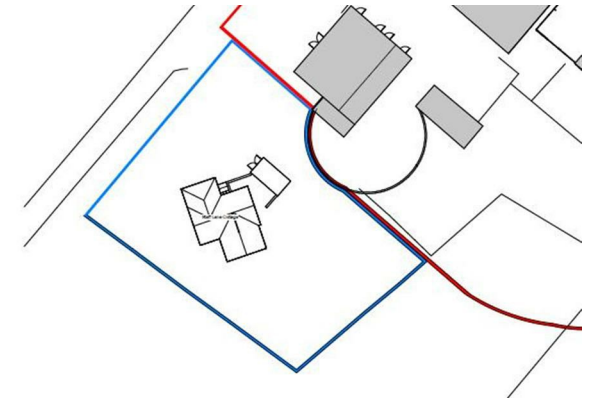




Staff Cottage, Staff Road, Michelmersh, Hampshire SO51 0NX
£800,000 - Subject to an Agricultural Occupancy Condition





Staff Cottage

Staff Road, Michelmersh, Hampshire SO51 0NX

01794 521339 / 02382 541100
homes@henshawfox.co.uk
www.henshawfox.co.uk



Summary

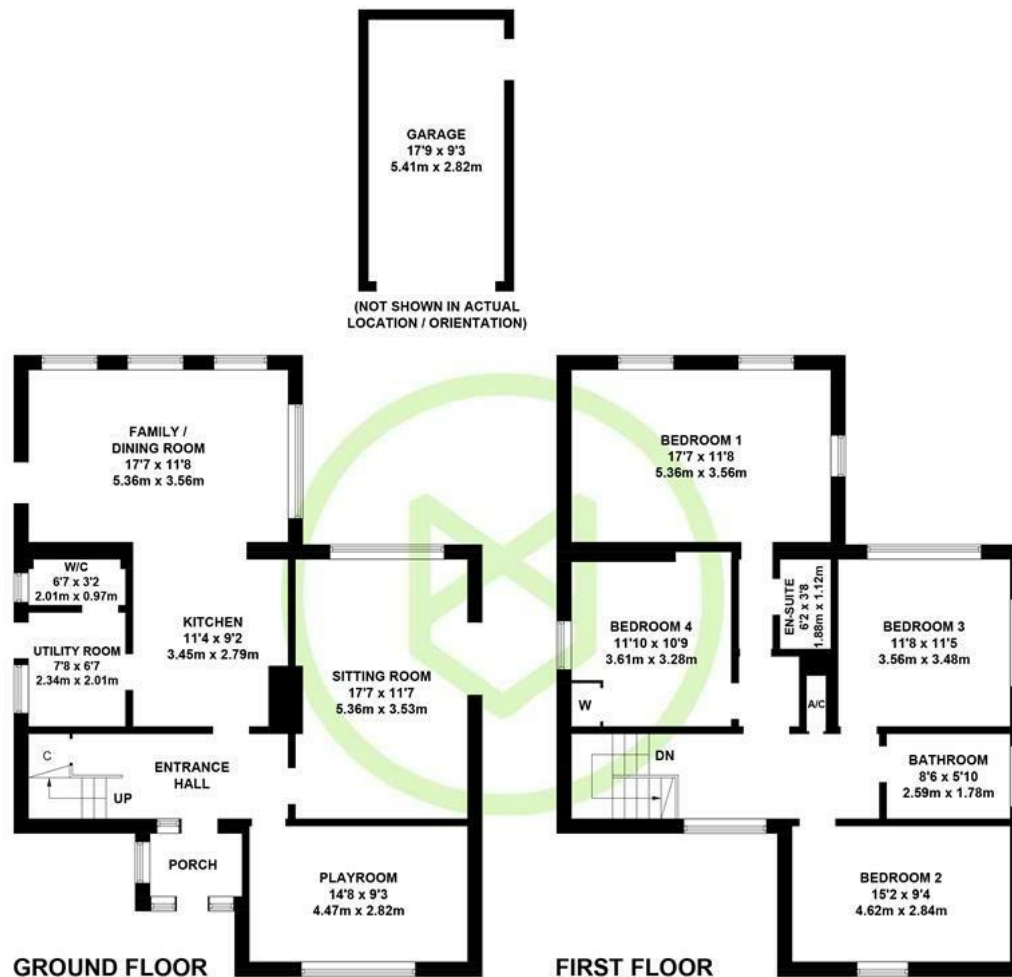
Please note that this property is subject to a planning condition restricting occupation to people employed in agriculture. A detached family home situated in an idyllic setting along a quiet country lane. Enjoying far-reaching views across the surrounding Test Valley countryside, the property offers well-proportioned accommodation, generous gardens extending to approximately one third of an acre and excellent potential for further extension or renovation, subject to the necessary consents. The accommodation includes four bedrooms, an en-suite shower room, a family bathroom, sitting room, family room, kitchen, dining room, utility room and ground floor WC.

Features

- Subject to an agricultural occupancy condition
- Detached home in an idyllic rural setting
- Quiet country lane near to Michelmersh
- Plot extending to approximately one third of an acre
- Far-reaching views across the Test Valley countryside
- Four bedrooms, an en-suite shower room and bathroom
- Sitting room, family room and kitchen/dining room
- Driveway parking for several vehicles and garage

EPC Rating

Energy Efficiency Rating
Current E
Potential B



APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 930 SQ FT / 86.4 SQ M
FIRST FLOOR = 888 SQ FT / 82.5 SQ M
GARAGE = 162 SQ FT / 15.1 SQ M
TOTAL = 1980 SQ FT / 184.0 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1328546)

Staff Cottage

Staff Road, Michelmersh, Hampshire SO51 0NX

Planning Condition

This property is subject to a planning condition that limits its occupation to people employed in agriculture. The occupier of the dwelling shall be a person employed or last employed in agriculture, as defined by Section 221(1) of the Town and Country Planning Act 1962, or in forestry, or the dependant of such a person. Henshaw Fox kindly request that interested parties confirm in writing that they qualify for this planning condition, and have finances confirmed to purchase, before viewings are booked.

Accommodation

A porchway leads into the welcoming entrance hallway, which provides access to the sitting room, family room and kitchen, together with useful under-stairs storage and a staircase rising to the first floor. Located at the front of the home, the family room is currently used as a playroom but provides a versatile additional reception space, equally suited as a second sitting room, reading room or home office. The sitting room enjoys a pleasant double aspect, with views across and direct access to the rear gardens. The kitchen is fitted with a range of storage cupboards and drawers, with space for an oven and a fitted extractor canopy over, together with space for a dishwasher. The kitchen opens into the dining room, which enjoys a pleasant triple aspect overlooking and opening onto the gardens. The utility room provides further storage and space for appliances, with a door opening to the side of the property. A ground floor WC completes the ground floor accommodation.

The first floor landing provides access to the four bedrooms and family bathroom. Bedroom one is a generous double room overlooking the rear of the property and benefits from an en-suite shower room fitted with a WC, wash basin and enclosed shower cubicle. Bedrooms two and three are both well-proportioned double rooms. Bedroom four is accessed from an inner hallway, which is currently used as a study area, and benefits from a fitted wardrobe. The family bathroom is fitted with a WC, wash basin, bath with shower over and heated towel rail.

Outside

The property occupies a generous plot extending to approximately one third of an acre, with gardens wrapping around the home and enjoying an attractive outlook across the surrounding Test Valley countryside. A terrace immediately adjoins the rear of the property and provides an excellent space for outdoor dining and relaxing. The remainder of the gardens are predominantly laid to lawn, complemented by established hedging and mature trees.

Parking

Driveway parking is available for several vehicles and leads to the garage, which is fitted with an up-and-over door and benefits from power and lighting.

Location

Staff Road is near to the the picturesque and characterful village of Michelmersh, Hampshire and is located just 3 miles north of Romsey. Perfectly positioned for access to many good road links, Romsey train station and the beautiful city of Winchester. There are an abundance of nearby walks, communal areas for the residents to enjoy, excellent nearby schooling, nearby public houses/restaurants include well renowned 'Duke on the Test', 'Kimbridge Barn' and 'Bear and Ragged Staff'.

Sellers Position

No forward chain

Tenure

Freehold

Heating

Oil fired central heating

Drainage

Septic tank

Primary School

Awbridge Primary School

Secondary School

The Romsey School

Council Tax

Band D - Test Valley Borough Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm’s employments has the authority to make or give any representation or warranty in respect of the property.

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