



ROOKSGROVE COTTAGE

Warnford, Southampton, Hampshire, SO32 3LJ

Carter Jonas

ROOKSGROVE COTTAGE, WARNFORD, SOUTHAMPTON, HAMPSHIRE, SO32 3LJ

- Four bedrooms • Two reception rooms • Kitchen
- Bathroom • Delightful gardens • Driveway and detached garage • Views across surrounding farmland
- EPC rating E

DESCRIPTION

This charming detached period cottage presents a rare opportunity to acquire a characterful home offering considerable potential, set in an idyllic rural position within the heart of the South Downs. The property retains many original features and enjoys a fantastic setting with far reaching countryside views.

The ground floor accommodation is well proportioned and comprises two welcoming entrance hallways, two separate reception rooms, both featuring attractive fireplaces, a galley style kitchen, and a family bathroom. To the first floor are four generously sized bedrooms, all of which benefit from delightful views over the surrounding landscape.

OUTSIDE

Outside, the gardens are a particular highlight, thoughtfully arranged with a combination of lawned areas, mature trees and established shrubs, and offering ample space for keen gardeners, including the potential for a productive kitchen garden. A private driveway provides parking for several vehicles and leads to a detached double garage, further adding to the practicality of the property.

Overall, this is a wonderful opportunity to create a distinctive rural home in an exceptional location, whilst still within reach of local amenities and transport links.

A CHARMING DETACHED COTTAGE SITUATED IN THE HEART OF THE SOUTH DOWNS NATIONAL PARK, WITH GREAT POTENTIAL TO ENHANCE AND IMPROVE THE EXISTING ACCOMMODATION



LOCATION

Nestled between the villages of Warnford and Killmeston, the property enjoys a tranquil countryside setting within the picturesque South Downs National Park. Just a short drive from both the charming market towns of Alresford and Petersfield, the property offers easy access to local amenities, scenic walking routes, and excellent transport links to Winchester and beyond. The nearest shop is the newly opened Cheriton Village Stores 4.4 miles, and the nearest pub The Millbury at Beauworth is 1.7 miles away. The area is known for its natural beauty, quiet lanes, and strong community feel.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains electricity, private water supply (boreholes), new water treatment plant and oil central heating.

Local Authority: Winchester City Council

Council Tax: Band E

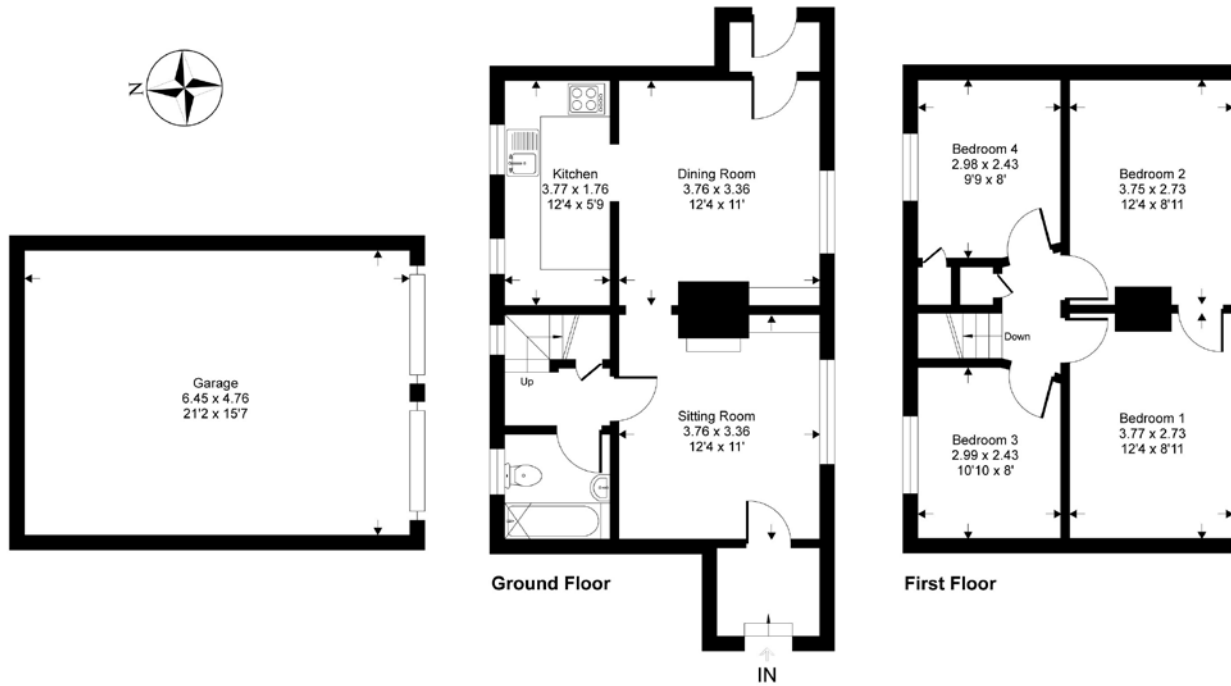
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website. Fibre optic cable outside the property, not connected but available.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742



Rooksgrove Cottage, SO32

Approximate Gross Internal Area = 85 sq m / 916 sq ft
 Approximate Garage Internal Area = 30.6 sq m / 330 sq ft
 Approximate Total Internal Area = 115.6 sq m / 1246 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 51 E | |
| 21-38 | F | | |
| 1-20 | G | | |

Office 01962 842742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk

Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.