



## **COB COTTAGE**

Kilmeston, Alresford, Hampshire, SO24 0NS

**Carter Jonas**



## COB COTTAGE, KILMESTON, ALRESFORD, HAMPSHIRE, SO24 0NS

- Delightful two-bedroom thatched cottage
- Two bathrooms featuring modern fittings with rustic charm
- Country-style kitchen with wooden worktops
- Characterful sitting room with exposed beams and brick fireplace
- Well-maintained garden with a mix of lawn and gravel paths, mature trees, and climbing plants
- EPC Rating E

### DESCRIPTION

Located in the heart of the South Downs National Park, Cob Cottage has been beautifully updated by the current owners to create a perfect balance of light and character, with restored period features complemented by modern heating systems and bathrooms.

The covered porch opens into the entrance hall, with doors through to the shower room, with spacious walk in shower, wall hung basin, w/c and provision for washing and drying machines. The sitting room is dual aspect, allowing for ample natural light, with central fireplace with exposed brick and timber mantle and stone hearth. The kitchen is fitted with solid cabinetry, with work block tops, Belfast sink and provision for appliances including a range style cooker.

On the first floor there are two double bedrooms both dual aspect and enjoying views over the farm and beyond to the downs. Bedroom provides access to the opulent bathroom with freestanding ball and claw roll top bath, vanity basin and w/c.

**A PICTURE-PERFECT THATCHED COTTAGE IN THE HEART OF KILMESTON, NEAR ALRESFORD. OFFERING COUNTRYSIDE VIEWS AND CHARACTER FEATURES.**





## OUTSIDE

Externally the property has driveway parking to the side, additional parking to the front and a charming cottage garden to the rear. The garden wraps around the home with a blend of lawn and gravel areas, framed by mature shrubs and wooden fencing for privacy. With far-reaching countryside views and a peaceful atmosphere, the outdoor space is ideal for both relaxation and entertaining.

## LOCATION

Nestled in the peaceful hamlet of Kilmeston, Cob Cottage enjoys a tranquil countryside setting within the picturesque South Downs National Park. Just a short drive from the charming market town of Alresford, 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 2.6 miles, and the nearest pub The Milbury at Beauworth is 2.3 miles away. The area is known for its natural beauty, quiet lanes, and strong community feel.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Oil fired heating, mains water and septic tank (shared with adjoining property and compliant as of 2024)

**Local Authority:** Winchester City Council

**Council Tax:** Band E

**Broadband:** Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.

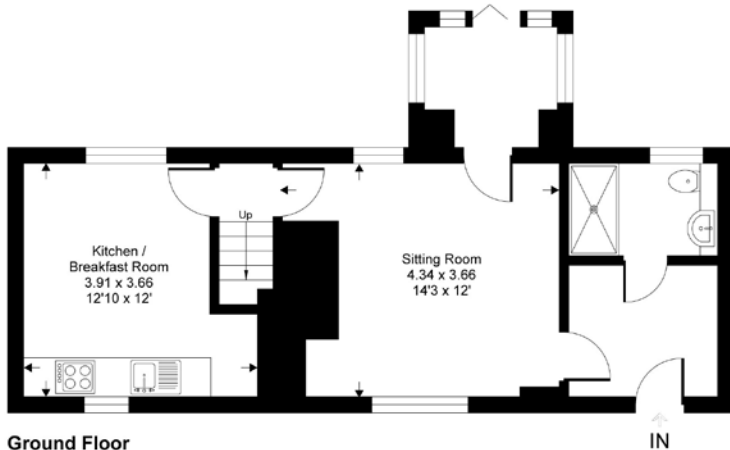


## Cob Cottage, SO24

Approximate Gross Internal Area = 83.9 sq m / 903 sq ft



First Floor



Ground Floor



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Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	51 E	
21-38	F		
1-20	G		

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