



Freshwater Cottage

Bishops Wood Road | Mislingford | Hampshire | PO17 5AT

FINE & COUNTRY



# STEP INSIDE

## Freshwater Cottage | £1,275,000 | Freehold

Being located in the rural countryside has many advantages, however Freshwater Cottage benefits from not only having far reaching views but is also situated approximately three miles away from the historic village of Wickham with its wide village Square, restaurants, public houses and shopping amenities. For a wider selection of shops the town of Fareham is just over five miles to the south, other local facilities including Swanmore Golf Course, Shirrell Heath recreation ground, equestrian facilities, countryside walks and commutable links via the A32. From Fareham there are links to the M27 and south coast major cities and the railway station to London Waterloo in 1hr 40mins, Southampton water, the Solent and South Downs are also nearby. Freshwater Cottage itself is a true gem, as it is not just a detached cottage it also has the advantage of a separate annexe, formal gardens and paddocks extending to approximately 3.05 acres. The cottage comprises: sitting room, family room, kitchen/breakfast room, conservatory/lean-to and shower room on the ground floor with three bedrooms and a bathroom on the first floor. Adjacent to the cottage is a detached annexe with shower room, 17' living room, kitchen/dining room and bedroom.

The well maintained gardens and paddocks are arranged over three separate areas, the house and side paddock, which runs across to Mislingford Road provides almost 1 acre with a further garden and paddock behind the house measuring approx. 1 acre and the third

parcel of land which is 1.1 acre has the advantage of separate vehicular access off Mislingford Road. The property has potential for extension of the existing building, subject to the necessary planning consents. Having been in the same family for over 200 years, this home provides an excellent and truly unique opportunity to acquire a rural home is an enviable setting.

**ENTRANCE:** Shingled driveway with stable style fencing to either side, ten bar gate with side pedestrian gate leading to large turning and parking area, to the front of the garden is stable style fencing with additional pedestrian gate and hedge, mature trees, shingled parking for numerous cars and turning area. To the right hand side of the driveway is a lawned garden large central tree and manicured hedge, to the right hand side of the property behind the tree is access to paddock No.1 and the annexe building, between the annexe and the house is a gate leading to rear garden, to the front is an open plan lawned area with seating areas to either side of the doorway, curved step leading to double glazed twin storm doors with frosted panels leading to:

**PORCH:** Double glazed windows to either side and glazed panelled door leading to living room, tiled flooring, ceiling coving.

**SITTING ROOM:** 22'4" decreasing to 14'8" x 15'0" Square opening leading to sitting room, glazed panelled door leading to inner hallway and door to kitchen.













**Dining area:** Double glazed window overlooking conservatory with radiator under, borrowed light windows to one side, ceiling coving.

**Living area:** Double glazed window to front aspect overlooking garden, wood surround fireplace, built-in cupboard housing electric meter with range of shelving under.

**FAMILY ROOM:** 12'0" x 11'4" Dual aspect double glazed windows to front and side aspect overlooking driveway with far reaching views towards fields and woodland beyond, double radiator, central chimney breast with stone surround fireplace and log burner, ceiling coving.

**KITCHEN / BREAKFAST ROOM:** 12'0" x 10'0" Range of matching wood fronted wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, range of drawer units, double glazed window to rear aspect overlooking garden, space and plumbing for dishwasher, space for free standing fridge/freezer, radiator, recessed serving hatch, electric cooker point.

**INNER LOBBY:** Staircase rising to first floor, radiator, borrowed windows to dining room, glazed panelled door to living room.

**CONSERVATORY / LEAN TO:** 11'5" x 7'11" Two skylight windows, brick retaining wall with double glazed windows over with views over rear garden, double glazed door to side aspect, tiled flooring, utility area with work surface, space and plumbing for washing machine, door to:

**SHOWER ROOM:** Fully ceramic tiled shower cubicle with folding screen and electric, wash hand basin with mixer tap and cupboards under, close coupled w.c., double glazed frosted window to side aspect, high level double glazed window, ceramic tiled flooring.

**FIRST FLOOR:** Large landing with balustrade, double glazed window to rear aspect overlooking garden, doors to primary rooms.

**BEDROOM 3:** 12'0" x 9'10" Double glazed windows to side and rear aspect, range of built-in storage cupboards, one housing hot water tank (not tested), range of shelving and hanging space, radiator.







**BEDROOM 2:** 12'2" x 11'4" Dual aspect double glazed windows to front and side aspect overlooking fields and woodland beyond to the front and over paddock and fields to the side, radiator, access to loft space.

**BEDROOM 1:** 15'7" x 12'2" Range of built-in wardrobes to one wall with hanging space and shelving, central range of shelving, double glazed window to front aspect with far reaching views over fields and woodland beyond, radiator, further range of built-in wardrobes and chest of drawers.

**BATHROOM:** White suite comprising: panelled bath with mixer tap and shower attachment, low level w.c., pedestal wash hand basin, ceramic tiled surrounds on three walls, double glazed window to side aspect, heated towel rail with radiator under, shower cubicle with panelled door.

**DETACHED ANNEXE:** Door from rear garden with double glazed frosted panels leading to:

**HALLWAY:** L shaped, built-in storage cupboard with hanging rail and shelving, doors to primary rooms, access to loft space..

**SHOWER ROOM:** Fully ceramic tiled shower cubicle with rail and curtain, pedestal wash hand basin with tiled splashback, low level w.c., double glazed frosted window to side aspect, panel style electric heater, textured ceiling with coving.

**BEDROOM:** 13'5" x 7'10" Double glazed window to side aspect, textured ceiling and coving.

**SITTING ROOM:** 17'1" x 10'1" Double glazed window to side aspect, double glazed window to front with door to one side leading to parking, door to:

**KITCHEN / DINING ROOM:** 21'11" x 8'0" Double glazed window to front aspect.

Kitchen: Range of floor and wall units with roll top work surface, single drainer stainless steel sink unit with mixer tap, breakfast bar style work surface with units over, double glazed window to side aspect.

**BARN:** 12'6" x 9'7" with open store 9'7" x 4'11"

**SUMMER HOUSE:** 14'4" x 7'8"

**OUTBUILDING:** 5'8" x 3'10"

**STORE:** 11'10" x 11'6"







**OUTSIDE:** To the right hand side of the property is a free standing Grant boiler with built-in pump system, twin pedestrian gates leading to side aspect.

Gated entrance leading to large turning and parking area to the front of the property, to the right hand side is a lawned garden with central trees, the garden is enclosed by a high hedge, this wraps round to the front of the annexe to a further lawned area with manicured hedge and stable style gate leading to paddock No.1 which stretches from the gateway off the driveway to Mislingford Road with views overlooking fields.

To the front and left hand side of the property is a large lawned area with mature trees, shrubs and enclosed by hedge to the front and fence panelling dividing it from the front and rear of the house, to the left hand side are wild garden areas enclosed by fence panelling with shrubs, evergreens and bushes.

Directly to the rear of the property is a working garden area with shrub, bushes and wooden built shed, patio area leading to further mature garden with cess pit and brick built shed, orchard with mature fruit trees, further summer house (in need of repair)

Wild garden area with mature trees and shrubs with a further wooden built stable style shed, from this area is a fenced off garden/paddock with separate side vehicular access from Mislingford Road. The overall size of the combined plots is 3.05 acres.

**TO FIND THE PROPERTY:** Travelling along the M27 in a westerly direction take junction 10, signposted Wickham, continue onto A32 Wickham Road, continue into Hoad's Hill take the second exit at the roundabout into School Road A32, passing St. Nicholas Church on the right hand side, continue past the Roebuck Inn on the left then bear left into Bishops Wood Road over the River Meon where Freshwater Cottage can be found on the right hand side after the junction with Mislingford Road.

**AGENTS NOTES:** Council Tax Band E - Winchester City Council

Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com/fibrechecker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk))



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2025 Fine & Country Ltd.





# Freshwater Cottage

Approximate Gross Internal Area

Main House = 1408 Sq Ft / 130.81 Sq M

Annexe = 568 Sq Ft / 52.81 Sq M

Summer House = 109 Sq Ft / 10.09 Sq M

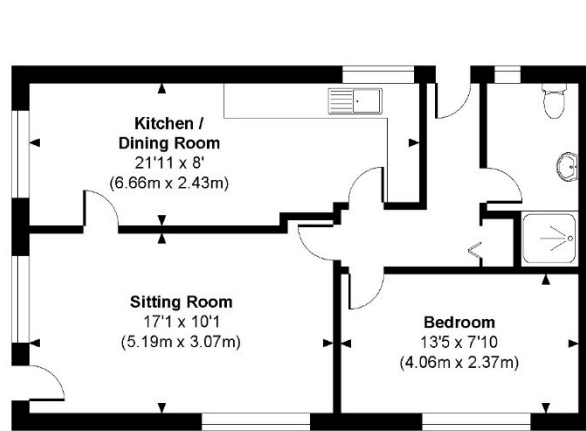
Barn = 168 Sq Ft / 15.60 Sq M

Outbuilding = 22 Sq Ft / 2.00 Sq M

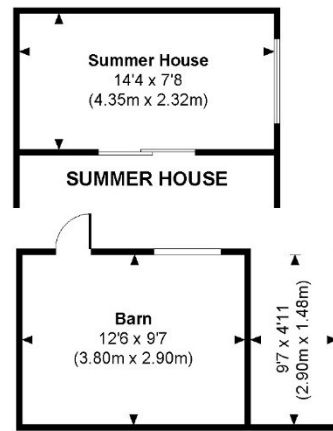
Store = 134 Sq Ft / 12.49 Sq M

Total = 2409 Sq Ft / 223.80 Sq M

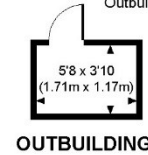
Outbuildings are not shown in correct orientation or location.



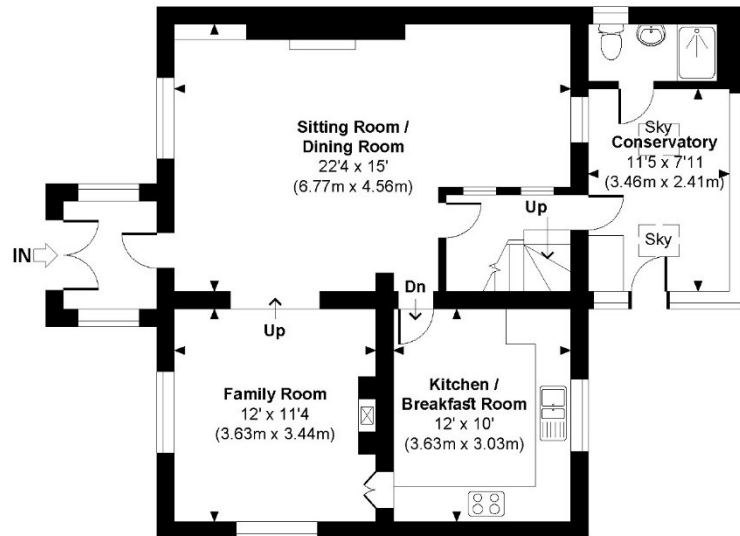
ANNEXE



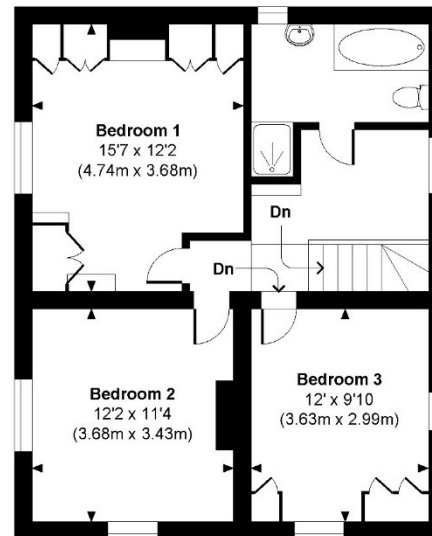
BARN



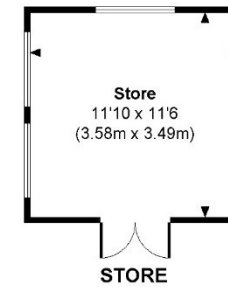
OUTBUILDING



GROUND FLOOR



FIRST FLOOR



STORE



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		95
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
www.EPC4U.COM		



follow Fine & Country Southern Hampshire on

Fine & Country Southern Hampshire  
141 Havant Road, Drayton, Hampshire PO6 2AA  
023 93 277277 | drayton@fineandcountry.com

