

Haddons Drive

Three Legged Cross BH21 6QU





“Charming detached past railway cottage steeped in history with a substantial garage/workshop and carport on a plot of 0.56 of an acre”

FREEHOLD PRICE £490,000

A wonderful opportunity to purchase “Revells Crossing”, built circa 1880 as a staff crossing lodge serving the Southampton and Dorchester Railway line, signed off by Queen Victoria. The line became unused from 1964.

The accommodation retains much of the original character with all main windows facing what would have been the mainline, comprising two double first floor bedrooms served by a Victorian style refitted bathroom on the ground floor, a cottage and space for a range style cooker, a versatile dining/sitting room and separate living room divided by an open front to back chimney with solid wood burner as the central feature.

The front door is redundant as the owner uses the rear access which now has a very convenient lobby/boot room.

Other benefits include replacement Victorian style radiators and gas boiler, wood laminate flooring throughout the ground floor, separate utility room (detached from the house) with WC, sink and plumbing for washing machine.

Ground Floor

- **Front door** - directly to the living room
- **Entrance lobby** - wood effect flooring and wall panels, door to the inner hall with storage
- **Bathroom** - tiled floor, Victorian style roll top bath with shower attached and tiled wall, window to the side
- **Kitchen** with roll top base and wall mounted units with wooden worktops, butler sink, space for range cooker, window to the side
- **Sitting/dining room**, window to side stairs to first floor, understairs storage
- **Living room**, window to side, chimney breast with open cast iron solid wood burner

First Floor

- **Bedroom one** window to side
- **Bedroom two** window to side

COUNCIL TAX BAND: D

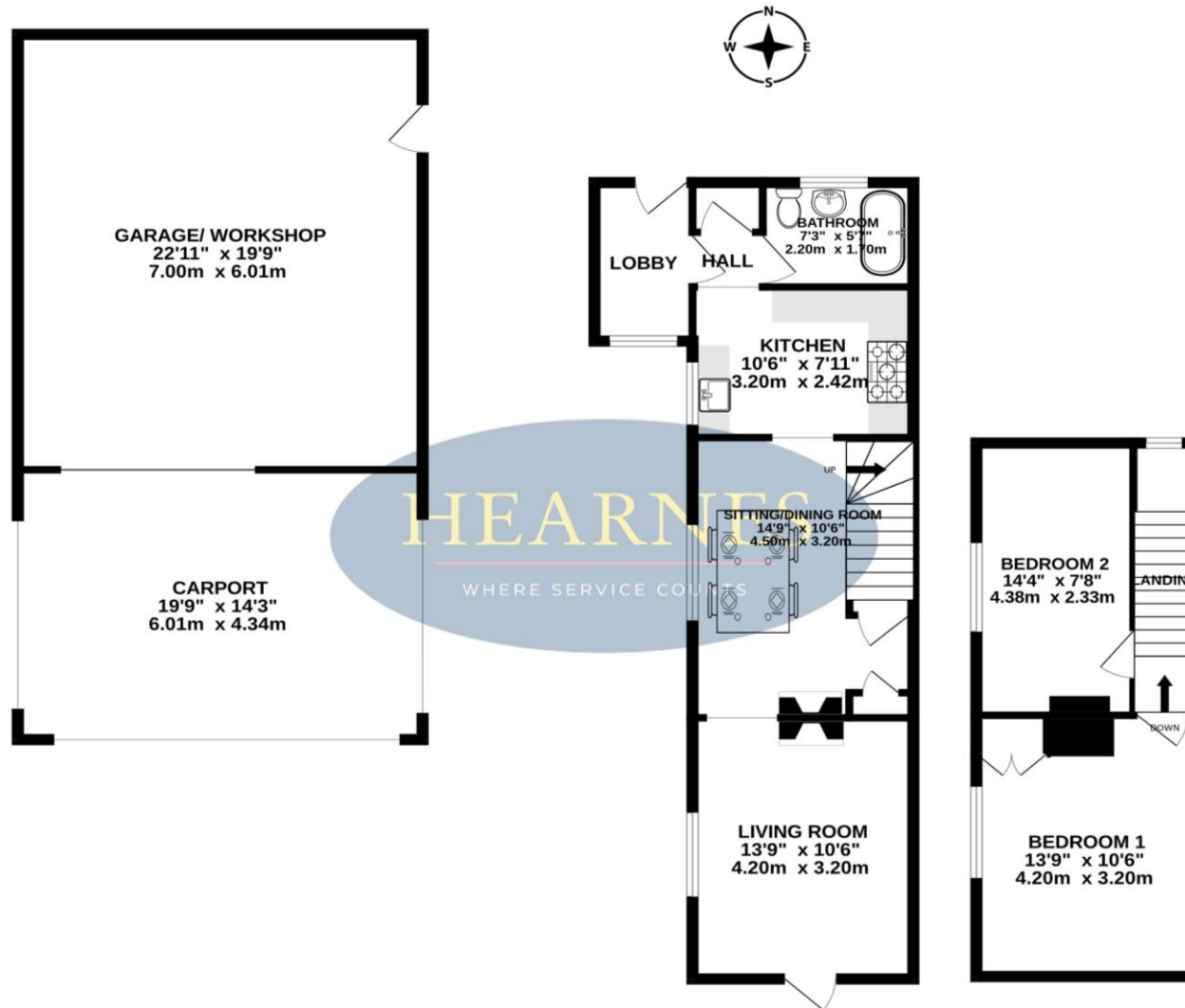
EPC RATING: F





GROUND FLOOR
1217 sq.ft. (113.0 sq.m.) approx.

1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Outside

- The property is approached through a 5 bar gate to driveway, **parking for numerous vehicles**, including storage of a motorhome or several vans
- **Garage/workshop** 7.0m x 6.0m (carport) 6.0m x 4m)
- **Timber framed carport** for 2 cars and single garage door, exceptional space with numerous power points and lighting
- **Rear garden** – wonderful main garden (350ft x 50ft) mainly lawn with various timber outbuildings and mature boundaries providing a rural setting and plenty of seclusion



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