



## 80 High Street, Harriseahead, ST7 4JT

Asking Price £275,000

- Charming Three-Bed Semi-Detached Period Home
- Original Features Including Minton tiled floor
- Extensive Rear Garden
- Non-Estate Rural Setting
- Large Open-Plan Lounge/Diner
- Adjacent To Open Fields
- Far-Reaching Horizon Views
- Combined Utility and Cloakroom
- Master Bedroom Having Walk-In Dressing Room

# 80 High Street, Harriseahead ST7 4JT

**\*\*REDUCED BY £10,000\*\*** A charming Period Home in a Non-Estate Semi-Rural Setting, with far reaching horizon views. Located in the sought-after semi-rural village of Harriseahead, this charming three-bedroom semi-detached home combines generous living space with characterful period features and a backdrop of uninterrupted countryside views. The property enjoys a prominent non-estate position, with the convenience of local amenities and commuting links nearby, while retaining a village feel.



Council Tax Band: B



As you step inside the entrance porch you are greeted by the original stained-glass front door into a traditional entrance hall where a striking Minton tiled floor and original wall tiles immediately set the tone.

The accommodation flows into a large open-plan lounge and dining area, filled with warmth and charm, with ample space for both relaxing and entertaining.

The kitchen continues the theme of character, with original tiled walls and a timeless feel, while offering functionality for day-to-day family living.

To the rear, a good-sized conservatory spans the back of the property, capturing garden views and the greenery beyond.

Adjacent is a practical utility area combined with a ground floor cloakroom. A useful rear boot room gives immediate rear access and a further utility space.

There's also access to a cellar – a useful space that offers storage or potential for hobby use.

On the first floor, the galleried landing leads to three well-proportioned bedrooms and a family bathroom, each offering comfortable accommodation that reflects the property's homely and welcoming atmosphere.

The main bedroom has a walk in dressing room, currently utilised as a walk in wardrobe, whilst the rear bedroom enjoys a far reaching outlook over the adjoining fields and beyond.

Externally, the rear garden is extensive, beautifully maintained, and perfect for those who enjoy outdoor living. Adjacent to open fields, it offers both privacy and panoramic views toward the horizon – an ideal backdrop for family gatherings, gardening, or simply enjoying a slower pace of life. To the front, there is off-road parking for two vehicles on a block-paved driveway, providing practicality without compromising on kerb appeal.

This delightful property offers the rare combination of traditional style, spacious interiors and a countryside outlook – making it a standout choice for buyers seeking a forever home with true character.

#### **Entrance Porch**

Having original wall tiles and minton floor tiles. UPVC double glazed front entrance door with obscured glaze panel and over head panel. Courtesy light.

#### **Entrance Hall**

Original front entrance door with leaded decorative glazed panels giving access into the hallway with tiled flooring, radiator, recessed lighting, stairs to first floor landing.

#### **Open Plan Lounge/ Diner**

overall measurement 26'6"

#### **Dining Room**

13'0" x 13'1"

Having a UPVC double glazed window to the front aspect, radiator, oak effect continuous laminate flooring. Wall light points, picture rail. Opening through into lounge.

#### **Lounge**

13'1" x 13'8"

Having a feature ornate fireplace with timber mantle and incorporating shelving with central mirror. Exposed brick inset housing gas coal effect wood burning stove set upon a tiled hearth. Original timber cabinetry with decorative glass panelling to alcove. Continuous laminate flooring, radiator, wall light points. Pantry store having space for a tall sanding fridge freezer with access down through to the cellar. Steps down to cellar room.

#### **Kitchen**

12'1" x 8'11"

Having a range of wall mounted cupboards and base units with fitted worksurface. Incorporating a one and a half bowl single drainer sink unit with mixer tap over. Integral electric combination oven and grill with gas hob and stainless steel chimney style extractor fan. Radiator, original Minton tiled flooring and quarry tiled floor, original part tiled walls, internal UPVC double glazed window to the side aspect and side entrance door through to boot room giving access through to the rear garden. Wall Mounted gas central heating boiler installed November 2024. . Recessed lighting to ceiling internal side window to pantry store which gives access down to the cellar.

#### **Vestibule**

Having continuous quarry tiled flooring access to loft space, recess LED lighting.

#### **Ground Floor Cloaks/ Utility**

7'8" 4'10"

Combined ground floor WC and utility area. Having a wall mounted wash hand basin, low level WC. UPVC double glazed obscured window to the side aspect, plumbing for washing machine, radiator. Original quarry tiled flooring.

#### **Conservatory**

15'10" x 7'3"

Of UPVC construction with polycarbonate roof with dwarf brick base. UPVC double glazed windows to the side aspect, tiled floor, UPVC double glazed French doors with full length glazed panels overlooking the garden with far reaching views on the horizon. Wall light point.

#### **First Floor Galleried Landing**

Having access to loft space. Store cupboard.

### **Bedroom One**

13'2" plus walk-in dressing room/ wardrobe x 12'11"

Having a UPVC double glazed window to the front aspect, radiator, feature cast iron fireplace. Double glazed doors opening into the adjoining dressing room/Walk in wardrobe 4.00 m x 1.06 m. Having a double glazed window to the front aspect, fitted hanging rails.

### **Bedroom Two**

12'4" x 9'0"

Having a UPVC double glazed window to the side aspect, radiator, feature ornate cast iron fireplace with timber surround. Access to loft space.

### **Bedroom Three**

10'11" x 6'3"

Having a double glazed window to the rear aspect with far reaching views on horizon., Radiator.

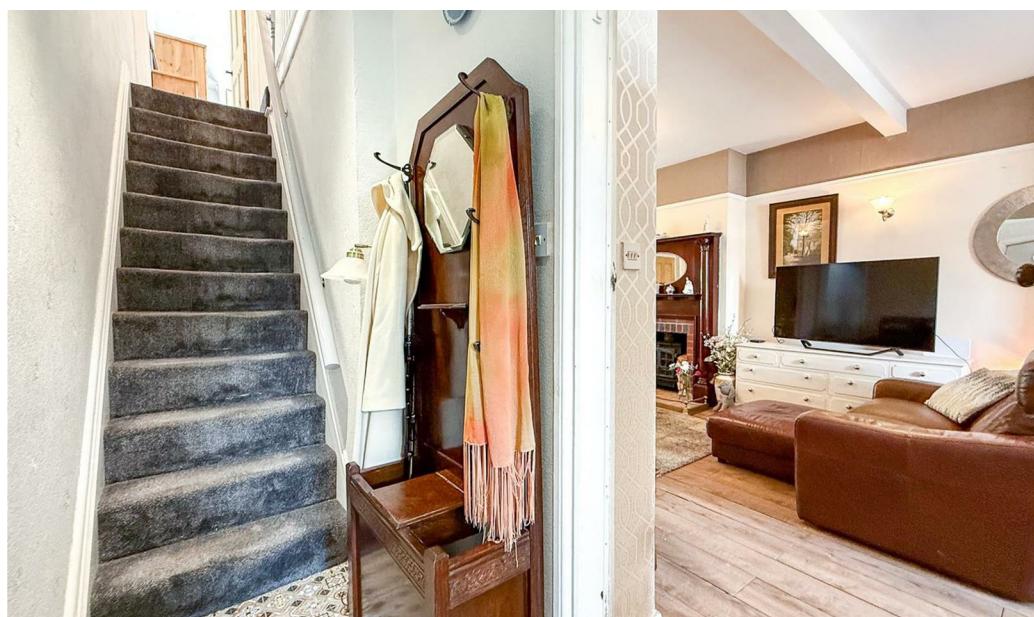
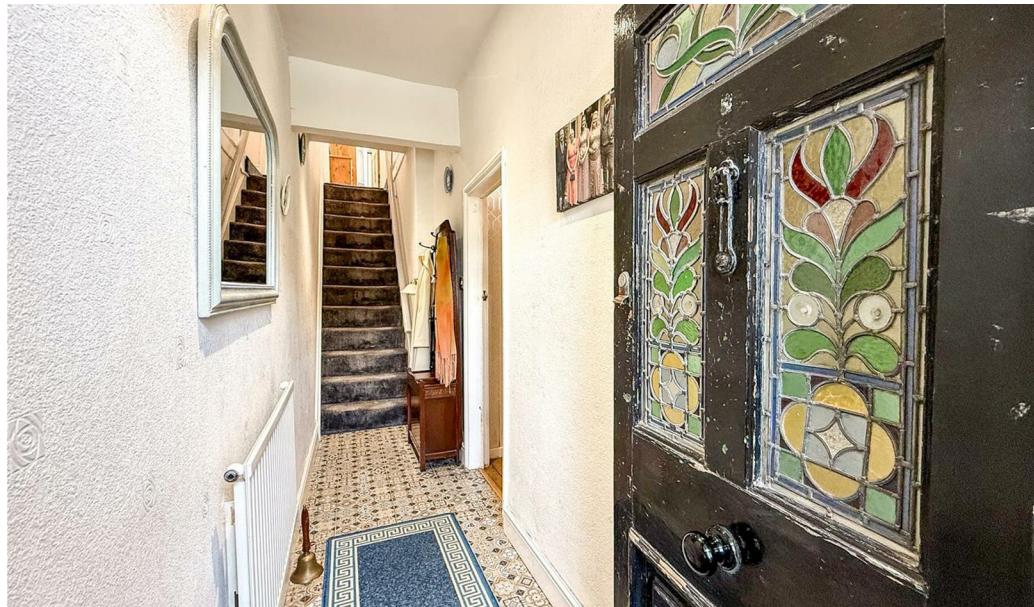
### **Family Bathroom**

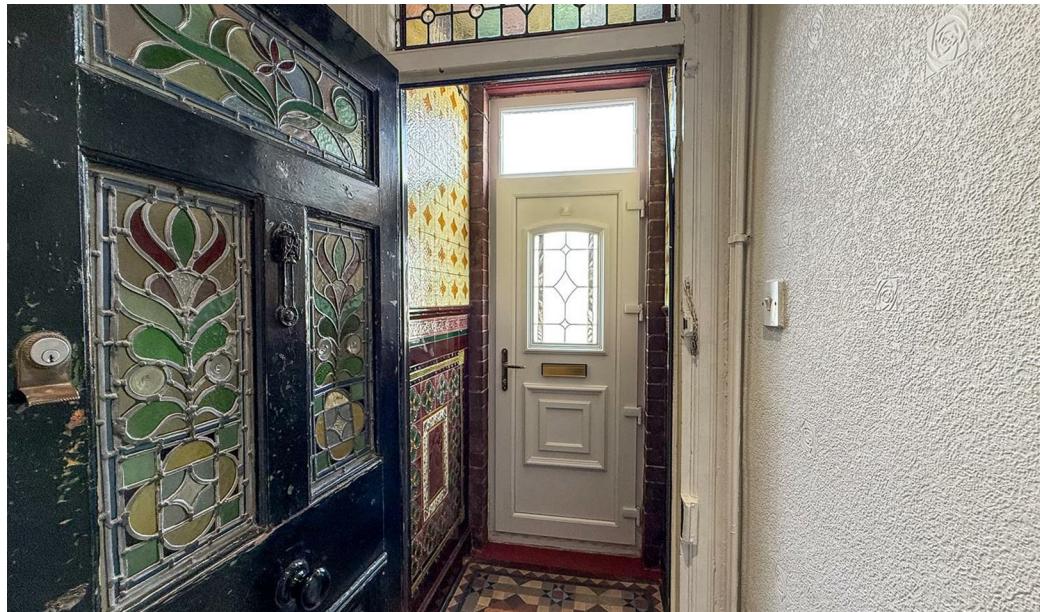
10'0" x 6'4"

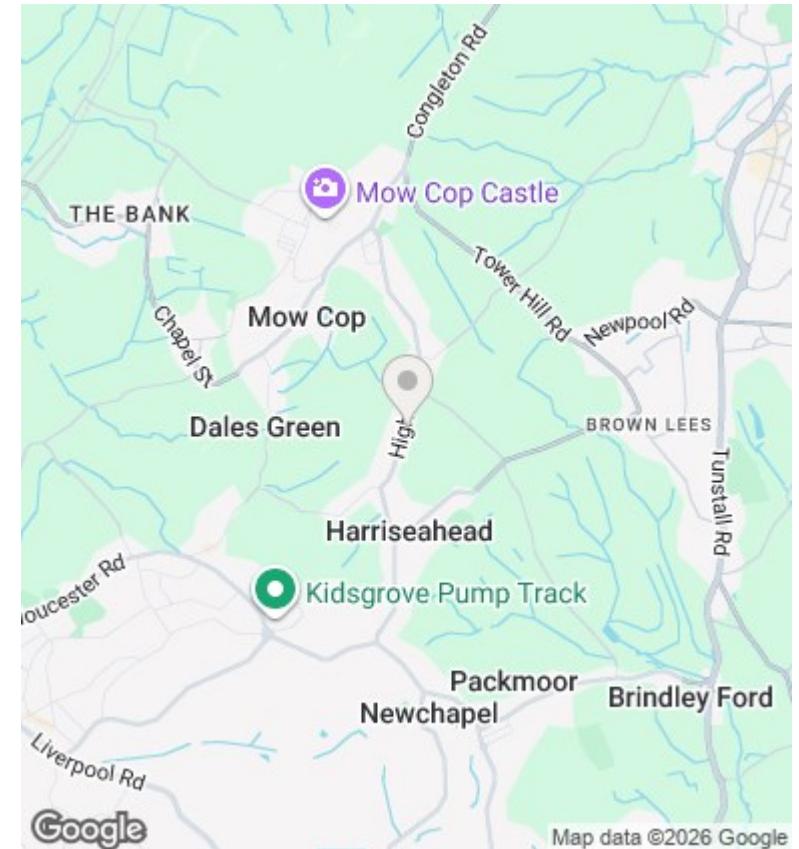
Having a panelled bath with over bath Triton electric shower, fitted glazed shower screen, WC, pedestal wash hand basin. Part tiled walls, tiled floor, radiator, shaver socket, double glazed obscure window to the side aspect.

### **Externally**

The property is approached via a double width driveway to the front providing off-road parking for two vehicles. To the rear aspect there is an extensive fully enclosed rear garden having far reaching views on the horizon. The garden has a paved and gravel patio area with steps leading down onto an extensive lawned garden with adjoining gravel patio to the head of the garden. The garden adjoins open fields to the rear aspect, ensuring a good degree of privacy.







## Directions

### Viewings

Viewings by arrangement only. Call 01782 522117 to make an appointment.

### Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	84
(81-91)	B	66
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC