

EQUESTRIAN

Home Farm Cottages, Hackwood Park

Basingstoke, Hampshire, RG25

HAMPTONS
INTERNATIONAL

Beyond your expectations

A delightful country cottage with spacious accommodation.

Hall | Sitting Room | Dining Room | Conservatory | Kitchen/Breakfast Room | 3 / 4 Bedrooms | Bedroom 4 / Study | Family Bathroom | 2 Stables | Oil Fired Central Heating | Private Drainage | Gardens and Grounds including Paddock of about 0.961 of an acre (0.389 ha).

Guide Price £650,000 Freehold

Description

A spacious semi-detached cottage standing in a very convenient location being within 2.1 miles of Basingstoke and yet also enjoying all of the benefits of a countryside location with grounds including a paddock of about an acre. Originally believed to have been built in the 1950's and subsequently extended, the house has been designed to take full advantage of its setting with all of the principal rooms overlooking the adjoining paddocks. The sitting room features a fireplace with a solid fuel wood burning stove and the dining room leads through to a conservatory with a wonderful outlook to the south overlooking the garden and paddocks. The kitchen/breakfast room is a real feature of the cottage and is fitted with a range of bespoke kitchen units with hardwood worktops and an inset butler sink. There is also space for a large range cooker whilst the island features a granite work surface with various cupboards and shelving beneath. There are four bedrooms to the first floor and a family bathroom with a freestanding roll top bath, pedestal wash hand basin and low level WC together with separate shower cubicle, tiled floor and a heated towel rail. This is a delightful character property in a rural but not isolated location.

Outside

The gardens and grounds are a real feature of the cottage with a wide gravel drive providing ample car parking and turning space for several vehicles. The majority of the garden is laid to lawn with a full view over the paddocks which together with the gardens and grounds extend to

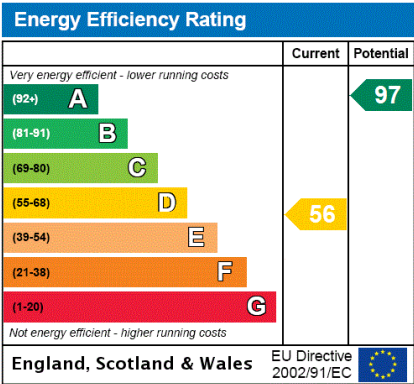
about an acre. There are two stables and a timber framed shed.

Location

The cottage is situated on the highly desirable Hackwood Park Estate and is surrounded by attractive areas of Hampshire countryside. There is a good balance between the rural location, with access to footpaths and bridleways as well as the centre of Basingstoke with its thriving cosmopolitan shopping centre and regular service to London Waterloo (about 45 minutes). The villages of Greywell, North Warnborough, Upton Grey, Herriard and Cliddesden are all within reach providing a range of village pubs and post offices together with miles of delightful Hampshire countryside and opportunities for walking, riding and other country pursuits. The market town of Alton lies to the south with access to the M3 (about 2.3 miles) providing good access to the motorway network.



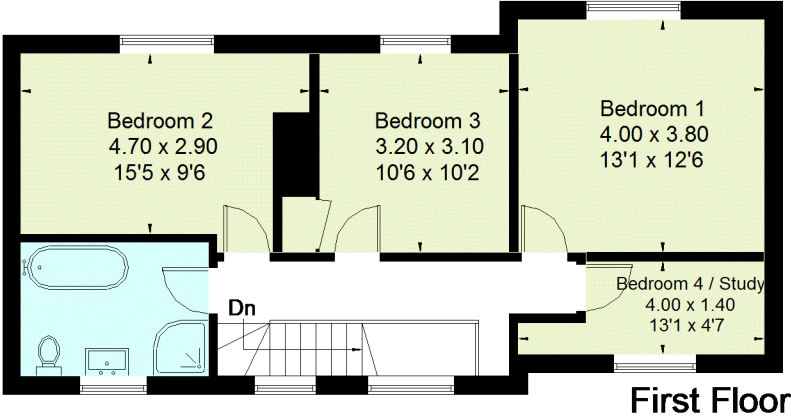
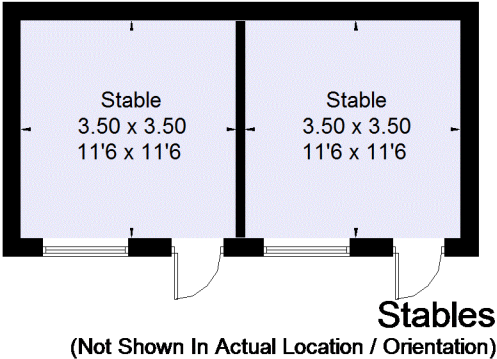
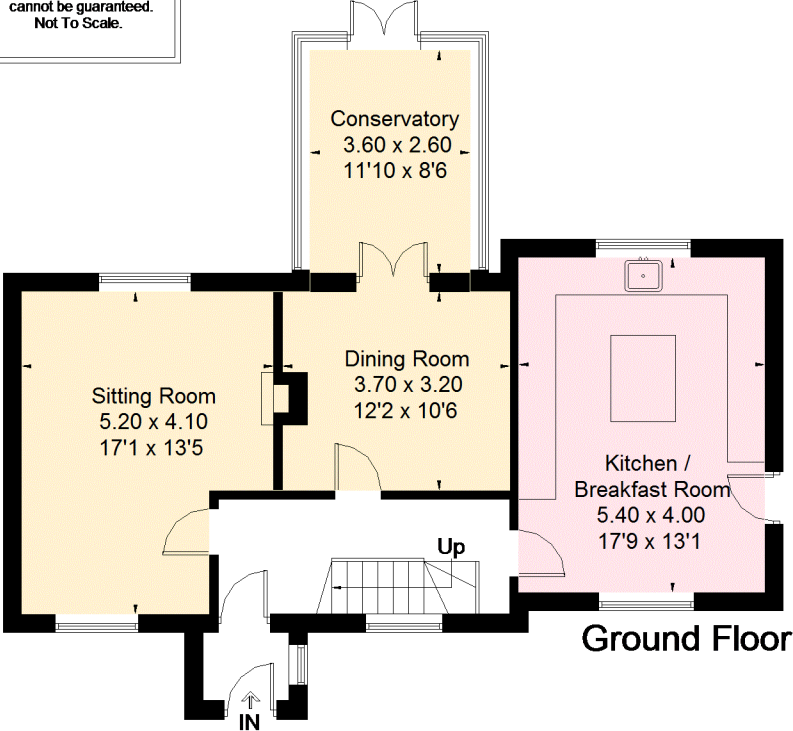
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Approximate Gross Internal Area = 139.3 sq m / 1499 sq ft
Stables = 25.0 sq m / 269 sq ft
Total = 164.3 sq m / 1768 sq ft



Job Ref: 160071
Illustration for identification purposes only. The plan has been created using previous drawings as reference material, therefore the accuracy of information cannot be guaranteed. Not To Scale.



FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

