

# 1 DEANE HOUSE COTTAGE

DEANE, HAMPSHIRE



 Knight  
Frank

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***Very good size period cottage  
situated in an outstanding location***

Entrance Hall • Sitting room • Dining room/study  
Kitchen/breakfast room • Utility room • Cloakroom

3 bedrooms • Bathroom

Double garage

Attractive and secluded gardens

**In all about 0.1 hectare (0.25 acre)**

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Overton 3 miles • Basingstoke 6 miles • Winchester 18 miles

London Waterloo via Basingstoke and Overton Stations  
from 44 minutes

(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



### Situation

1 Deane House Cottage is located in a peaceful setting in the pretty hamlet of Deane. Deane is surrounded by beautiful Hampshire countryside, within which are numerous footpaths and bridleways. The nearby villages of Oakley and Overton provide everyday local amenities, with the major centres of Basingstoke and Newbury being close by. Educational needs are well served with nursery, primary and secondary schools in the adjoining villages and a good range of independent schools, which include Cheam, St Swithuns, Horris Hill and Prince's Mead. Communication links are first class, with mainline stations at Basingstoke and Overton, providing quick rail services to London Waterloo and the M3, A34 and A303 easily accessible.

### 1 Deane House Cottage

1 Deane House Cottage is an attractive period semi-detached cottage, situated in a wonderful setting surrounded by countryside. It has spacious and well planned accommodation of approximately 2,000 sq ft. The ground floor features a sitting room with exposed timbers and a brick fireplace with wood burner, large kitchen/breakfast room, comprising an extensive range of Shaker style units with granite work surfaces, tiled floor and butler sink. Integrated appliances include larder fridge and freezer, dishwasher and wine fridge. Completing the ground floor is a study and large utility/boot room. On the first floor there are three bedrooms all of which enjoy views over the adjoining countryside. The master bedroom has built-in wardrobes and access to a large loft eaves storage area, which would be ideal for conversion into an en suite bathroom. The bathroom is fitted with a white suite, which includes free standing bath, separate large double shower, wash basin and WC.

Outside, the garden is of an excellent size and enjoys a sunny aspect. It comprises an area of formal lawn with brick edged borders and a gravel terrace, which leads onto a winding brick edge pathway onto a detached double garage with light and power. Garden Shed. Three apple trees have been removed from the garden since the photographs were taken.



### Directions (Postcode RG25 3AR)

From Basingstoke take the B3400 towards Overton and Whitchurch. After approximately six miles, pass Oakley Hall on your left. Shortly after this, at a crossroads, turn right to Deane. Continue for approximately ¼ mile where 1 Deane House Cottage can be found on the left.

### Services

Mains water and electricity. Private drainage. Oil fired heating. Double glazed.

### Planning

Planning permission was previously granted to enlarge the property. Information can be found on Basingstoke & Deane Borough Council website (BDB/60847).

### Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

### Local authority

Basingstoke & Deane Borough Council  
01256 844844 [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)

### Council Tax

Band F

### Viewing

By prior appointment only with the agent.

Gross internal floor area (approx):

204.6 sq m / 2202 sq ft (Includes Garage / Excludes Restricted Head Height)

For identification only - Not to scale

Niche Communications



Ground floor

First floor

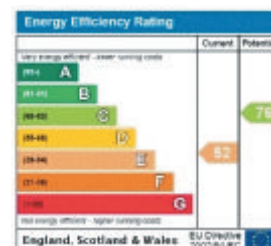


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