

HASLAM'S
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Bishopswood Cottage, Bishopswood Lane, Tadley, RG26
4AT

Offers In Excess Of £850,000

Bishopswood Cottage enjoys an idyllic semi-rural setting adjacent to Bishopswood golf course in Tadley and is offered for sale with no onward chain. This detached period property stands on a total plot of 5.38 acres and offers the opportunity for comprehensive refurbishment and upgrading with the potential for re-development, subject to obtaining the relevant consents. The grounds feature an array of outbuildings in need of attention and incorporate an indoor swimming pool, a 51' multi-use room, a number of stables and a two-storey building previously used as a home office. The grounds are private and established with a number of smaller outbuildings and a pond located in the paddock. Written offers are invited by midday Tuesday 13th August.

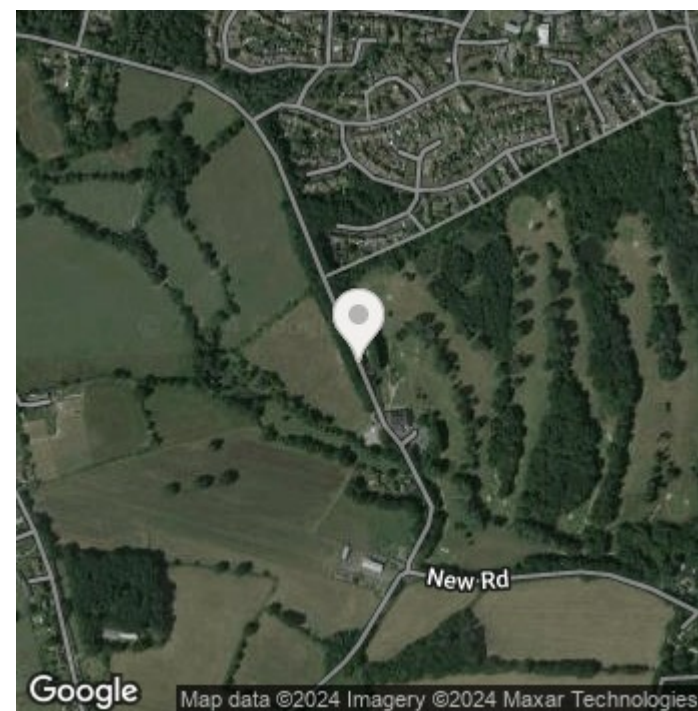




- Detached period property standing on a total plot of 5.38 acres
- Opportunity to refurbish and re-develop, subject to planning
- 4 Bedrooms, principle suite with en suite bathroom
- 3 reception rooms; Kitchen-breakfast with utility
- Outbuildings include 51'function room with swimming pool; 6 stables; barn & 2 storey store
- Approximate Gross Internal Area 6765 sq ft; Closing date Tuesday 13th August



Council tax band G
Council- Basingstoke & Deane



Additional information:

Parking

The property has a gated driveway with parking for multiple vehicles.

Part B

Property construction – Standard form

Services:

Water – mains

Drainage – mains

Electricity – mains

Heating – Electric central heating

Water is heated via solar panels

Broadband connection available (information obtained from Ofcom):

Standard – ADSL/copper wire

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

Probate

The sale of the property is subject to the executors obtaining the Grant of Probate, the application was submitted in January 2024.

Part C

We understand some of the outbuildings may contain asbestos.

Grounds

The property stands on a total plot of 5.38 acres and comprises a lawned garden with paddock and a small pond located to the rear of the paddock with a further pond located in the front garden behind the main outbuilding.

Outbuildings

As you enter the driveway there are a number of outbuildings on your left-hand side with a double garage adjoining an outbuilding that houses the indoor swimming pool which is now derelict. There is a 51' multi-purpose room and 3 stables. There is also a separate 2 storey building with storage on the ground floor and a home office located on the first floor and in the garden, to the rear of the house is a further stable block and barn. The solar panels which heat the water are located to the side of the house on the northern boundary.

Method of Sale

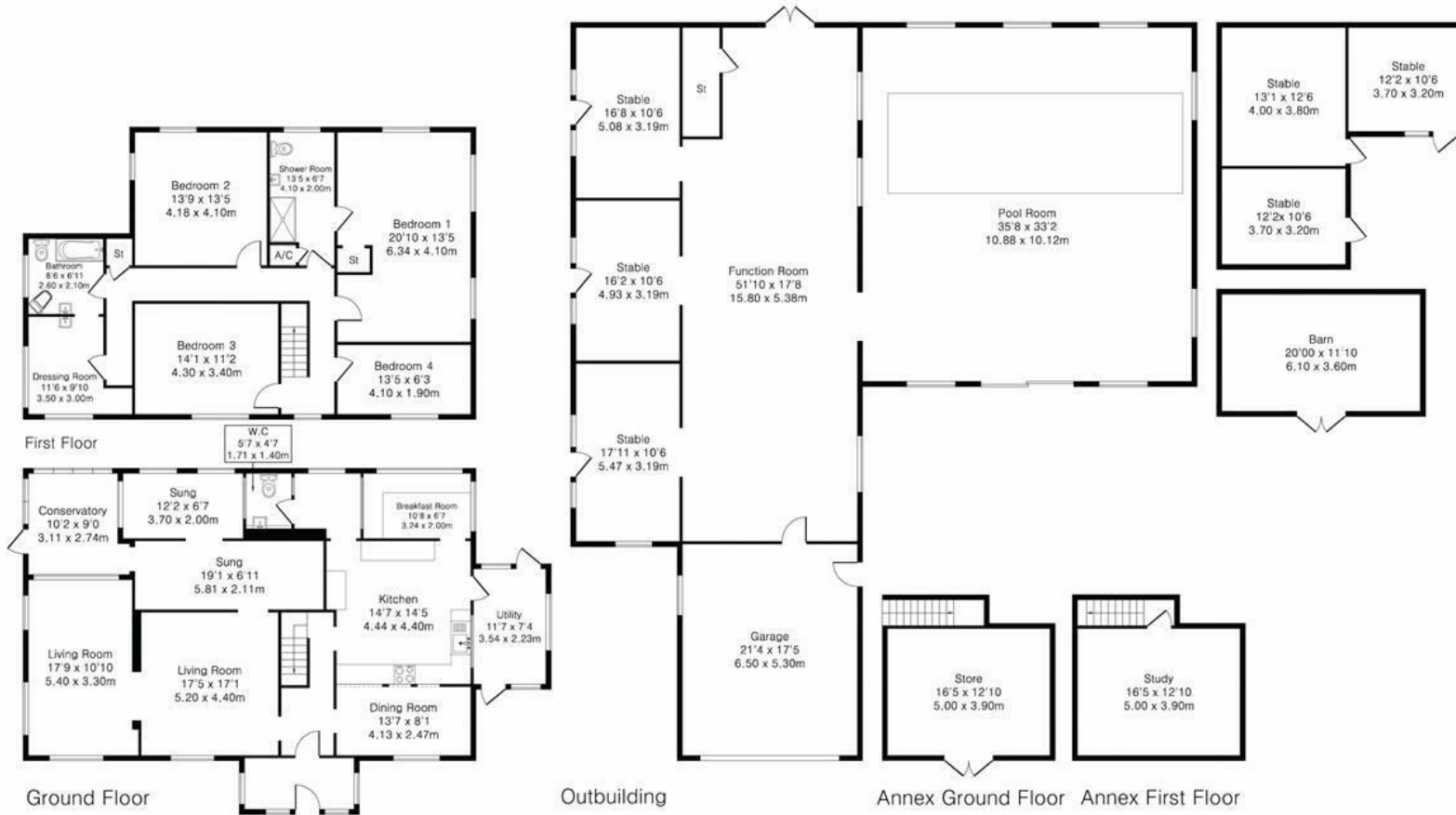
*The Vendors will consider all offers received in writing addressed to Haslams, 159 Friar Street, Reading, RG1 1HE by midday Tuesday 13h August.

*Offers received which are conditional upon survey results are unlikely to be acceptable to the Vendors, prospective purchasers are advised to make their own inquiries as the condition of the property, prior to submitting their offer.

*Purchasers are required to give evidence and proof of funding.

*The Vendors reserve the right not to accept the highest offer or to withdraw the property from the market, or to alter the method of sale at any time without notice.

Approximate Gross Internal Area 6765 sq ft – 629 sq m
 Ground Floor Area 1416 sq ft – 132 sq m
 First Floor Area 1153 sq ft – 107 sq m
 Annex Ground Floor Area 238 sq ft – 22 sq m
 Annex First Floor Area 238 sq ft – 22 sq m
 Outbuilding Area 3720 sq ft – 346 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		80	30
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves

by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.