



Milkingpen Lane, Basingstoke, Hampshire, RG24 7DD

Guide Price £525,000

Loddon Properties is delighted to present this charming Grade II listed semi-detached cottage, an exquisite embodiment of historical elegance and modern comfort. With spacious family accommodation, this home is in superb condition and boasts a private, wrap-around garden complemented by a brick-built storage room attached to the cottage. Situation Nestled on the tranquil Milkingpen Lane, in the heart of the picturesque village, this property is just a short stroll from local public houses, a recreation ground, village hall, church, and the highly acclaimed bakery. Old Basing, with its rich historical significance and village charm, features the ruins of Old Basing House, a site partially destroyed during the English Civil War by Oliver Cromwell. The village offers excellent amenities, including three pubs, reputable schools, an award-winning bakery, various shops, and a church. Positioned on the eastern edge of Basingstoke, Old Basing provides access to a wide range of leisure and educational facilities. Additionally, a mainline railway station is within cycling distance, and Junction 6 of the M3 is approximately 2 miles from the property, offering excellent commuting opportunities. The Property 4 Milkingpen Lane is an enchanting Grade II semi-detached cottage dating back to circa 1600. Skillfully extended and modernized, this residence now offers well-proportioned family accommodation totaling about 1068 sq.ft., all in good condition. The home is complemented by a private, wrap-around garden and a spacious double garage. On the ground floor, the front door opens to an entrance hall. From here, one can access the charming living room, complete with a staircase leading to the first floor, there is an elegant fireplace adding to the room's allure. Adjacent is the dining room, and just beyond, the fitted kitchen, seamlessly accessible from the dining room. Additionally, the ground floor includes a versatile family room/study or a fourth bedroom and a conveniently placed shower/cloakroom. Ascending to the first floor, you will find three generously sized double bedrooms and a well-appointed family bathroom. Outside At the front, the property features ample driveway parking, leading through a five-bar gate to a detached brick-built garage. The cottage is nicely set back providing screening from the lane, ensuring privacy and an appealing frontage. To the rear the wrap around garden is level, fully enclosed and laid primarily to lawn. There is a paved area adjoining the outside storage shed. Call one of our team for your private viewing appointment! Basingstoke 2 miles Junction 6 of the M3 1 mile London Waterloo from 45 minutes Services All mains services are connected. Local authority Basingstoke and Deane Council tax band E





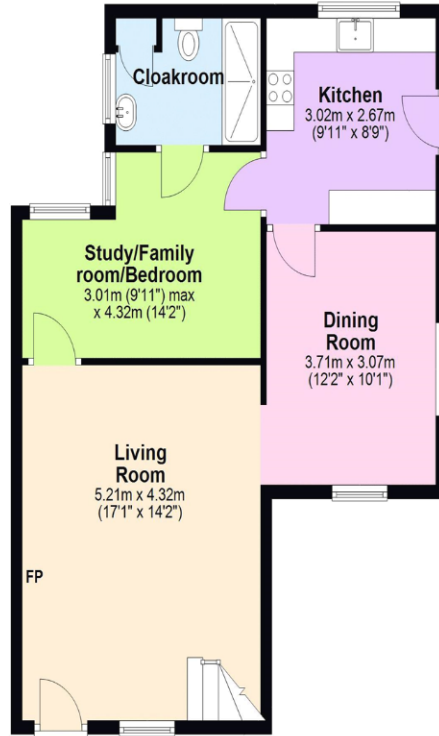
- GRADE 2 LISTED COTTAGE
- THREE BEDROOMS
- FAMILY BATHROOM
- LIVING ROOM WITH OPEN FIREPLACE
- SEPARATE DINING ROOM
- FITTED KITCHEN
- FAMILY ROOM/STUDY/BEDROOM
- SHOWER/CLOAKROOM
- ENCLOSED WRAP AROUND GARDEN
- LARGE GARAGE & PARKING





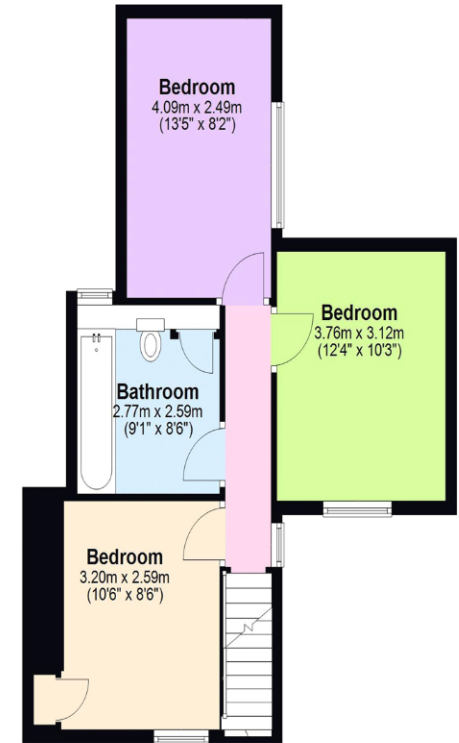
Ground Floor

Approx. 78.1 sq. metres (840.2 sq. feet)



First Floor

Approx. 44.1 sq. metres (474.5 sq. feet)



Total area: approx. 122.1 sq. metres (1314.8 sq. feet)

All images used are for illustrative purposes only and are intended to convey the concept and vision for the property. They are provided as a guide only, and should be used as such. Floor plans are intended to give a general indication of the properties layout only. All images and dimensions are not intended to form part any contract or warranty. Plan produced using PlanUp.



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