



*At home in Weston Patricke*



# 2 Manor Farm Cottages, Weston Patrick

BASINGSTOKE, HAMPSHIRE, RG25 2NT

## Guide Price £635,000

- Four Bedroom Semi-Detached Cottage
- Lovingly Extended and Updated
- Double Aspect Living Room, Complete with Log Burning Stove
- Stunning Kitchen with Shaker Style Units
- Principal Bedroom with En-Suite Shower Room
- Westerly Facing Enclosed Rear Garden
- Ample Off Street Driveway Parking

Set within the pretty village of Weston Patrick, 2 Manor Farm Cottages is a delightful 4 bedroom semi-detached cottage that has been lovingly extended and updated by the current owner. Set back from the road on a quiet lane, the property sits in a great position in the middle of the plot and benefits from a front lawn, ample off street parking and an enclosed rear garden.

The property itself is approached via a gravel driveway leading to the front door. Once inside the property you are greeted by a hallway with stairs to the first floor on your left and a door leading through to the sitting/dining room on your right. The bright double aspect living room, complete with log burning stove, leads through to the large utility room, complete with WC, and on through to the stunning kitchen with shaker style units, fitted appliances and double doors opening onto the garden. Upstairs is equally well presented and consists of 4 bedrooms with the principal bedroom benefitting from an en-suite shower room, 2 further double bedrooms, a 4th single bedroom and there is also a family bathroom.







To the rear of the property is a well-presented westerly facing enclosed rear garden, which is mainly laid-to-lawn with a patio area, perfect for al fresco dining.

Weston Patrick is set amidst beautiful Hampshire countryside yet conveniently located approximately 6 miles from Basingstoke with its wide range of shopping and leisure facilities as well as mainline railway station linking you to London in less than an hour. There is a pub and village shop within a 3 minute drive in the neighbouring village of Upton Grey. The historic market town of Alresford is just a few miles away as well as the regional town of Alton and the Cathedral city of Winchester providing further shopping, recreational facilities and commuting options. The A31 and M3 provide access to London, the South Coast and beyond, whilst the A34 provides access to the Midlands and the North.

### **SERVICES**

Mains water and electricity. Oil fired central heating. Private drainage system.

### **LOCAL AUTHORITY INFORMATION**

Basingstoke & Deane Borough Council  
Council Tax Band: D

### **DIRECTIONS**

From Alresford, proceed north towards Basingstoke on the B3406 for several miles passing through the village of Preston Candover. On reaching Axford, turn right into Berrydown Lane, signposted to Ellisfield. Proceed along Berrydown Lane and continue past the Ellisfield turning, the road then becomes Bagmore Lane. At the crossroads continue straight over onto The Street for approx. 1 mile which brings you into Weston Patrick, continue through the village and then take the last turning on the right (there's a sign for 'Weston Lodge') shortly after take the next turning to your right where 2 Manor Farm Cottages is the second house found on the right. (If you have reached the church you have gone too far).

What Three Words: [///nutty.pirate.stocked](#)



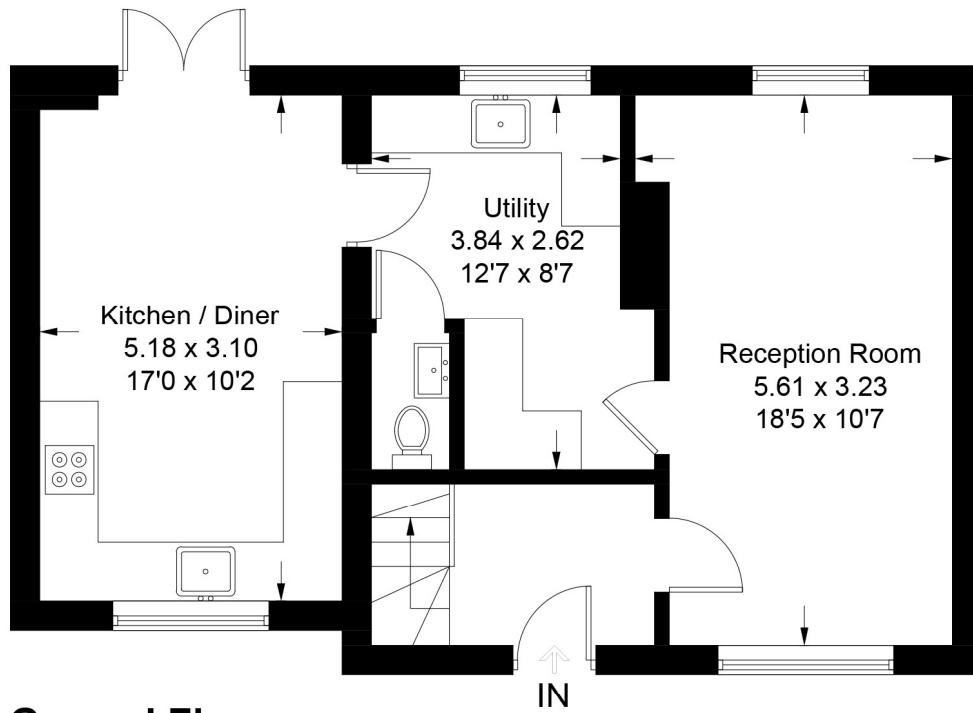




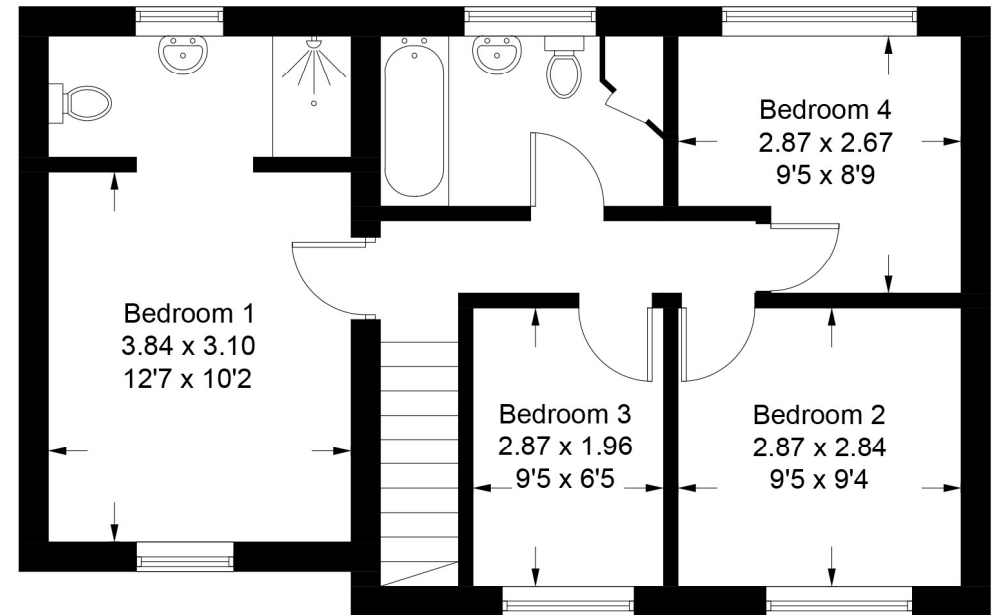


# Manor Farm Cottages, RG25

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft

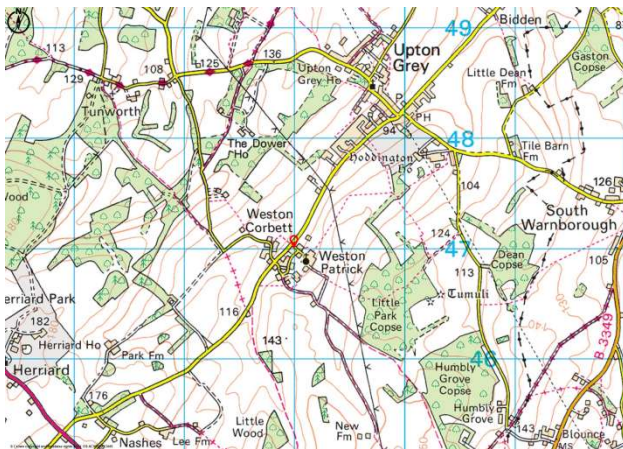


**Ground Floor**



**First Floor**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

