


Hellards



At home in Preston Candover

The Canterton

PRESTON CANDOVER, HAMPSHIRE, RG25 2DN

Guide Price £1,700,000

- Substantial and characterful 6 bedroom family home
- 4-5 reception rooms
- Popular village location with local amenities close by
- Enclosed rear garden
- Ample off street parking
- Large outbuilding/home office
- 8 miles to Basingstoke train station

A substantial six bedroom family home located in the heart of the popular village of Preston Candover, 5 miles to the north of Alresford and only 8 miles to Basingstoke train station. The Canterton dates back to the mid 17th century and has undergone extensive refurbishment by the current owners to create a stylish and characterful period home. The property is conveniently set in the centre of the village and is surrounded by beautiful countryside and local amenities, including village shop, on your doorstep. With over 4,100 square feet of internal space, there is plenty of flexible accommodation, including six bedrooms and four/five reception rooms. The house is enclosed by an attractive lawned garden, surrounded by hedging and mature trees, allowing for a good amount of privacy.

The property is accessed via a convenient porch that leads into the entrance hall. From here there is a versatile family room/bedroom six to your left, with the beautifully presented sitting room, complete with log burner and exposed oak beams to your right. The sitting room leads through to a very cosy snug, also with a log burner and the perfect space to put your feet up and read a book in front of the fire. From the snug there is a doorway taking you into the stylish dining room and on to the spacious kitchen/breakfast room.





The charming kitchen is the hub of the house and has been finished in a traditional farmhouse style with a variety of storage units, wooden work tops and a central island/breakfast bar. There is a great flow to this house and from the kitchen there is a door leading out to the rear garden and another door taking you back into the snug. The snug brings you back into the hallway where you'll find a study, downstairs shower room and also the large and versatile laundry room that doubles as a further snug or playroom, depending on your needs.

The first floor is accessed via a staircase leading up from the snug with a variety of versatile bedrooms. There are five double bedrooms, three of which have ensuite bath/shower rooms with the two larger bedrooms also benefitting from having their own dressing room.

Outside the property continues to impress. There is a private gravel driveway with ample space to park multiple cars. From the driveway you can access the circa 600sq.ft home office and there's also a gate leading into the enclosed rear garden. The rear garden backs on to paddocks and is surprisingly spacious. There is a well kept lawned area with plenty of room for children to play, a large patio with space for garden furniture and table and chairs. There is also a purpose built timber framed kitchen and bar, perfect for hosting garden parties and al fresco dining.

Preston Candover is a pretty Hampshire village with a thriving community and benefits include a new community post office/store, tennis club, a well regarded primary school and a church. It is a lovely tranquil area with bus routes and good road communications to Basingstoke and the Georgian town of Alresford, which provides good day-to-day facilities including a range of independent shops, restaurants and inns located in stunning surrounds on the edge of the South Downs National Park. There are mainline rail services to London from both Basingstoke (8 miles) and Winchester (13 miles). Southampton airport is approximately 40 minutes' away by car.



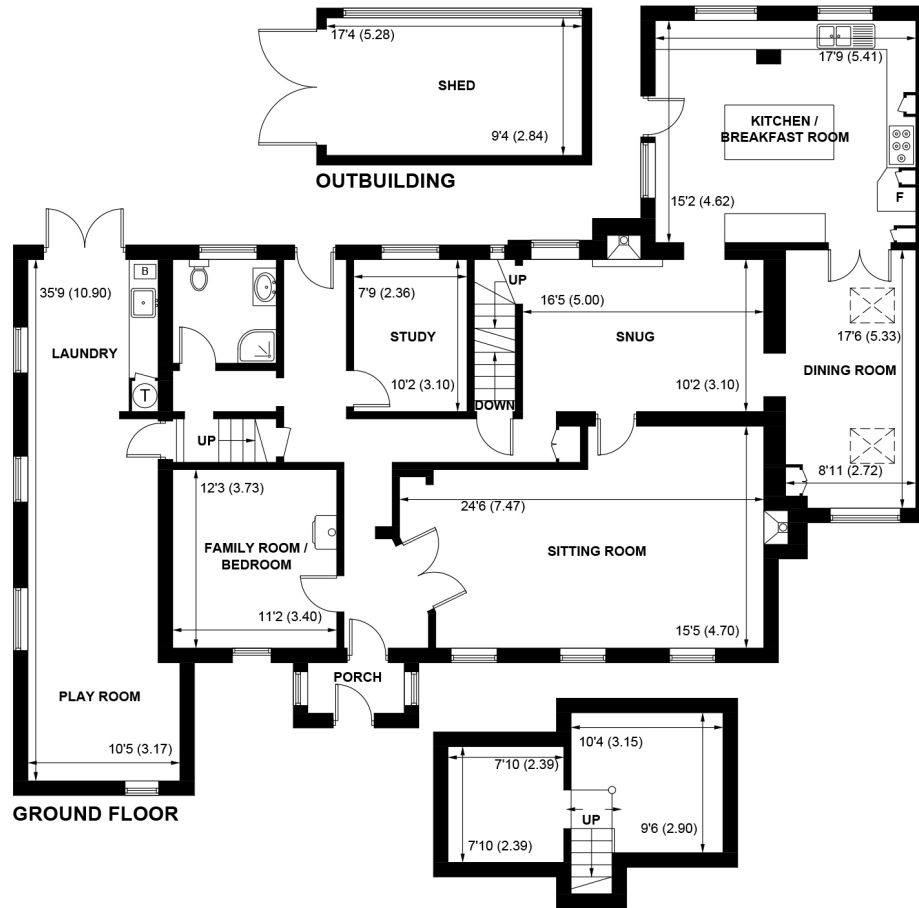
SERVICES

Mains electricity and water connected.
Oil-fired boiler. Private drainage.

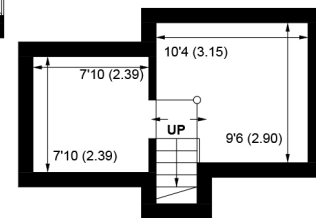
LOCAL AUTHORITY INFORMATION

Basingstoke & Deane District Council
Council Tax Band: F

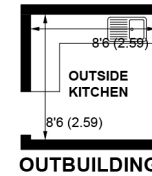




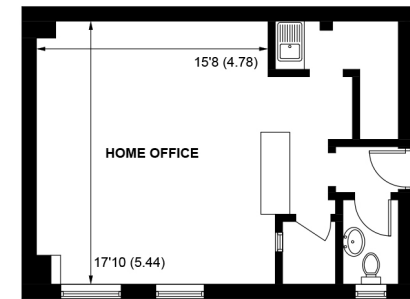
GROUND FLOOR



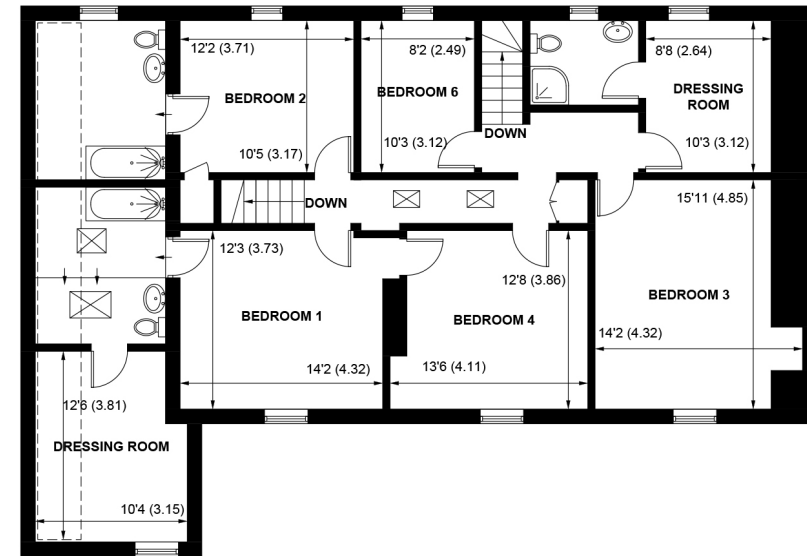
CELLAR



OUTBUILDING



OUTBUILDING



FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA = 3343 SQ FT / 310.6 SQ M

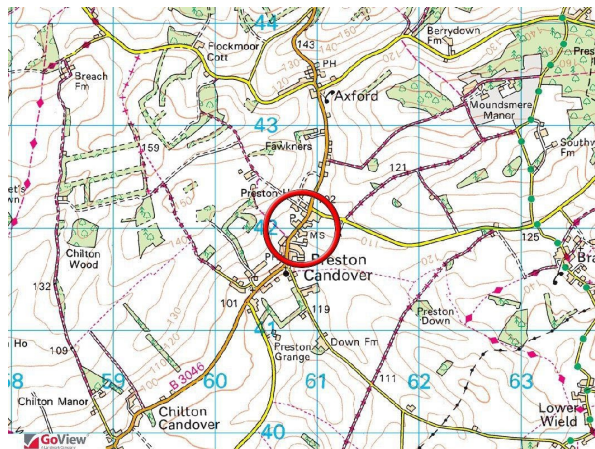
CELLAR = 172 SQ FT / 16.0 SQ M

OUTBUILDINGS = 677 SQ FT / 62.9 SQ M

TOTAL = 4192 SQ FT / 389.5 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

Produced for Hellards



DIRECTIONS

From Alresford, proceed north towards Basingstoke on the B3406 going through Old Alresford and then take the second turning right into Spiers Lane, towards Preston Candover. Continue for several miles through open countryside and, upon reaching the 'T' junction with Northington to Basingstoke Road (B3046), turn right into Preston Candover. Follow the main road through the village, past the school and The Canterton can be found approximately 400m past the village shop on your left hand side.

///What3words: volcano.credited.recorders

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

