



At home in Preston Candover

Beehive Cottage,

PRESTON CANDOVER, HAMPSHIRE, RG25 2EP

Guide Price £750,000

- Unique Single Storey Property
- Large Living Room with Vaulted Ceiling
- Four Double Bedrooms and Two Bathrooms
- Mature, Secluded Garden
- Double Garage, Carport and Driveway Parking
- No Onward Chain

A unique single storey home, ideal for entertaining and family gatherings, located on the edge of Preston Candover. Beehive Cottage enjoys a high degree of privacy from neighbours, sitting on a secluded plot with a pretty walled garden with countryside views. There is plenty of driveway parking, a double garage and a double carport. The versatile accommodation includes four double bedrooms, two bathrooms, and a wonderful vaulted living room, with sliding doors to the garden. The garden was originally laid out by Hilliers. The property is offered for sale with the benefit of no onward chain.

The property is approached from the driveway, with the front door opening to the curved entrance hall, with doors leading off to the main rooms. The large living room offers plenty of sofa and dining space, with three sets of sliding doors opening to the garden. A door from the living room opens to the kitchen, which has a range of fitted units, drawers and worktops, with some integrated appliances. Off the kitchen, is the utility room, with doors to the front and rear gardens, cupboard storage space, an oil-fired boiler and hot water tank.





Located off the curved hallway is a bathroom and four generously proportioned double bedrooms, three of which include fitted wardrobes. The principal bedroom has its own en-suite, featuring a circular bath. The property also benefits from a fully boarded loft space.

Preston Candover is a pretty Hampshire village with a thriving community and benefits from a community store and post office, well regarded primary school, pre-school, church, village hall, tennis club. A lovely tranquil area with good road communications to Basingstoke and London via junction 7 of the M3, which is within easy reach. The Georgian town of Alresford provides good day-to-day facilities including independent shops, restaurants and inns located in stunning surrounds on the edge of the South Downs National Park. The cathedral city of Winchester is about 10 miles away and there are mainline rail services to London from Winchester, Micheldever, Basingstoke and Alton.

SERVICES

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

LOCAL AUTHORITY INFORMATION

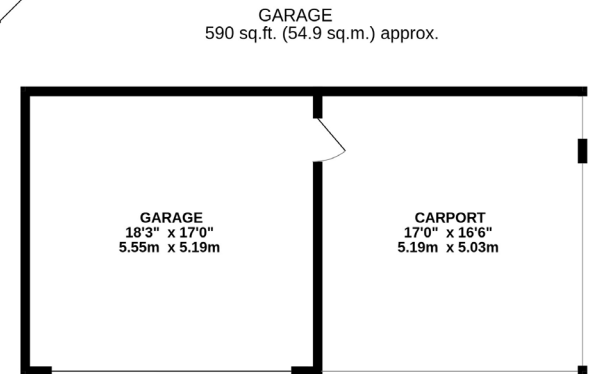
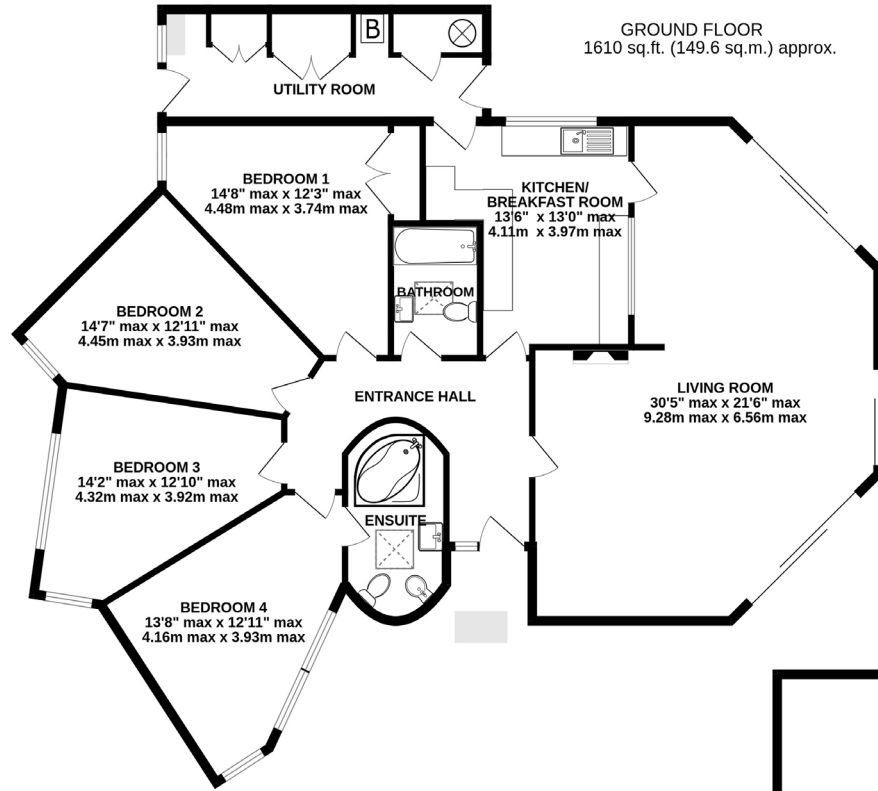
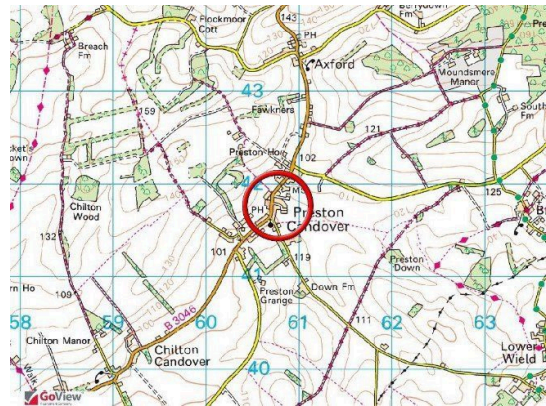
Basingstoke and Deane District Council
Council Tax Band: F

DIRECTIONS

From Alresford, proceed north on the B3406 in the direction of Basingstoke. Continue for several miles passing through Old Alresford, Swarraton, and Brown Candover. As you come to the 30 mph sign at the start of Preston Candover, pass the road on the right (Bugmore Lane - signposted Alresford). The driveway will be found immediately on the right hand side. The cottage shares a gravel driveway with 3 other properties, and Beehive Cottage is the first property on the right hand side.

[///What3words location reference: paddlers.umbrellas.blog](https://www.what3words.com/paddlers.umbrellas.blog)





TOTAL FLOOR AREA : 2200 sq.ft. (204.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E	43	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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.

