



At home in Preston Candover

Valley House,

PRESTON CANDOVER, HAMPSHIRE, RG25 2DN

Guide Price £1,250,000

- Sold with No Onward Chain
- Three Reception Rooms + Conservatory
- Attached Double Garage
- Enclosed Wrap-around Garden with Rural Views
- Sweeping Gravel Driveway with Ample Parking
- Popular Village Location with Local Amenities Close By
- Four Bedroom Family House

A spacious family home located in the heart of Preston Candover, just fifteen minutes' drive from Alresford. Valley House is set down a long gravel driveway, and enjoys a private and secluded setting, with lovely views over adjoining fields.

Built in 1984, this modern detached house has four bedrooms, two bathrooms, four reception rooms, a kitchen/breakfast room, conservatory, utility and cloakroom, as well as ample parking and a double garage. The property is approached from the driveway, with an entrance lobby and door into the entrance hall, where there is a cloakroom and stairs to the first floor. To the left is the study and, on the right, double doors open to the generously-proportioned drawing room complete with fireplace, sliding doors to the garden, and double doors to the conservatory. The dining room is off the hall and is open-plan to the kitchen/breakfast room, which features an AGA. A door leads through to the utility room and boot room, and a snug/family room.





Upstairs, there is an airing cupboard on the landing housing the hot water cylinder, as well as a separate linen cupboard. The main bedroom has fitted wardrobes, and a dressing area, with built-in wardrobes, as well as an en-suite bathroom. There are three additional bedrooms, two of which have built-in wardrobes and are serviced by a family bathroom located on the landing. A wrought iron gate near the front door opens to the pretty garden, which wraps around the house on three sides and has a selection of mature shrubs and trees, with idyllic views over the field behind.

Preston Candover is a pretty Hampshire village with a thriving community and benefits include a community post office/store, tennis club, a well regarded primary school and a church. There is a public house in the village that is not currently trading. However, plans are underway for the pub to be refurbished and reopened. There are good bus routes and 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. The cathedral city of Winchester is about 7 miles away and there are mainline rail services to London from Basingstoke, Winchester and Alton. Southampton airport is approximately 40 minutes' away by car.

SERVICES

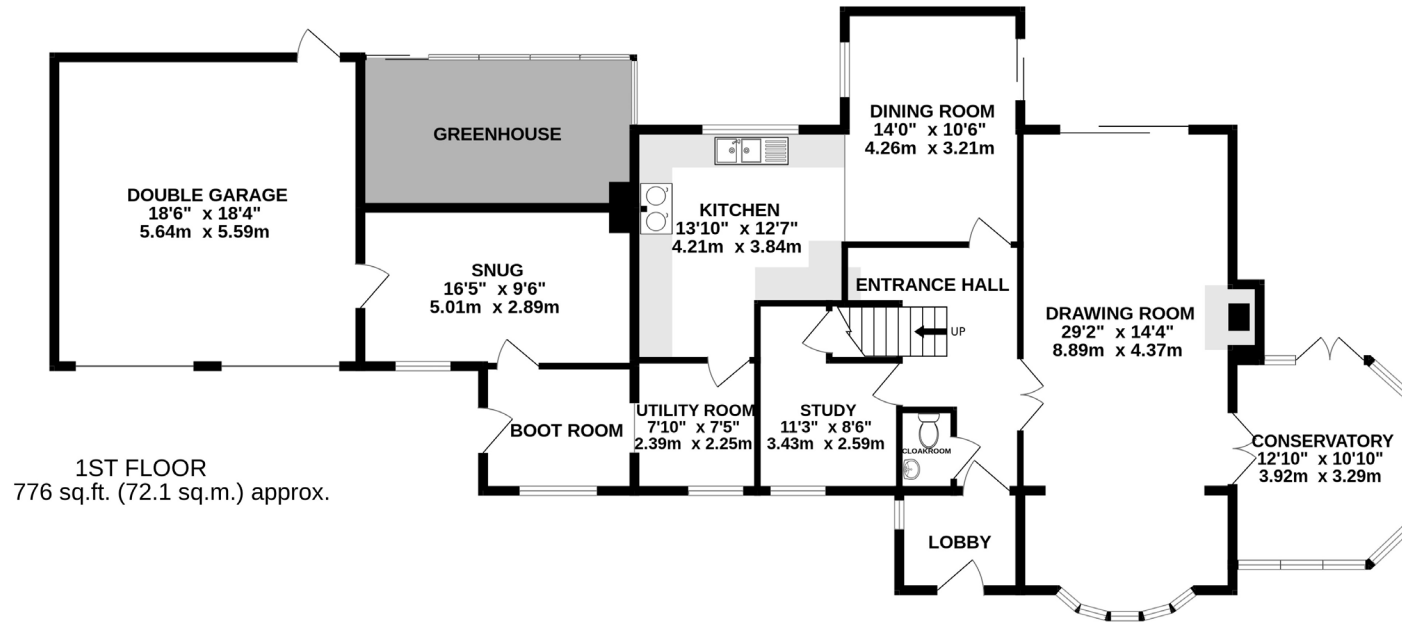
Mains water and electricity connected. Oil fired central heating. Private drainage septic tank.

LOCAL AUTHORITY INFORMATION

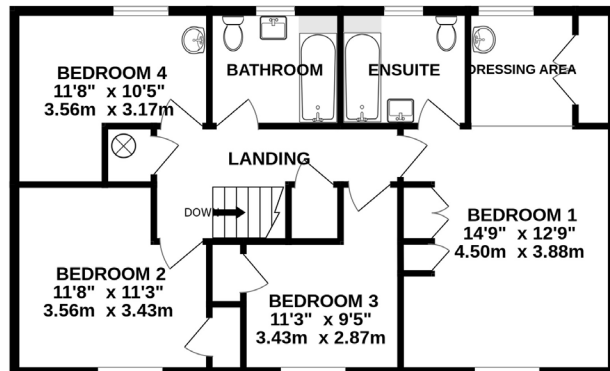
Basingstoke and Deane Borough
Council Tax Band: F



GROUND FLOOR
1669 sq.ft. (155.1 sq.m.) approx.



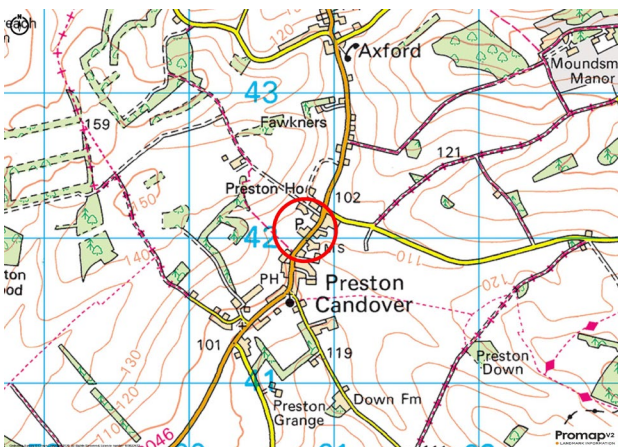
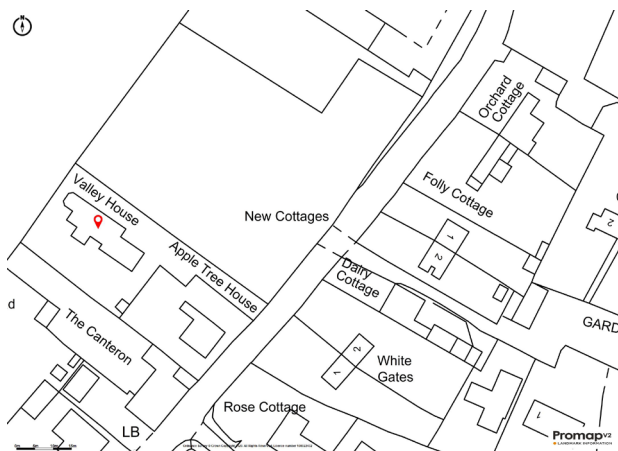
1ST FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 2445 sq.ft. (227.2 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.

Made with Metropix ©2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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. Drive into the village passing The Purefoy Arms on your left. Valley House will be found 150 metres after the village shop (Candover Stores) on the left hand side.
 ///What3words: fills.playroom.chamber

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

sales@hellards.co.uk | hellards.co.uk

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.

