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Woodside Cottages, Basingstoke

Guide Price £500,000

BELVOIR!



Key Features

- > Highly favoured village location
- > Delightful character thatched cottage
- > Beautiful large, landscaped garden
- > Large driveway for several vehicles
- > Three double bedrooms
- > Living room with Inglenook fireplace
- > Separate dining room
- > Modern fitted kitchen
- > Luxury four piece fitted bathroom
- > Tenure: Freehold



INTRODUCTION

We are thrilled to present to the market this delightful three-bedroom character thatched cottage nestled in a rural village location. The property has a wealth of charm and combines period features with modern living. The ground floor accommodation comprises of a living room with features such as an oak beamed ceiling, an Inglenook fireplace and Karndean flooring. The dining room also with Karndean flooring, has views over the garden, a modern fully fitted kitchen with a range of fitted wooden units, granite worktops along with a luxury four piece fitted bathroom suite and a cloakroom. Upstairs accommodation comprises of three double size bedrooms. Further benefits include, oil fired heating, new boiler, re-ridged and re-wired roof and potential to extend subject to planning permission.

OUTSIDE

The extensive beautiful, landscaped garden has been created to provide an ideal setting for outside living. The garden provides a patio area, outside kitchen and dining area with additional parking area for several cars.



LOCATION

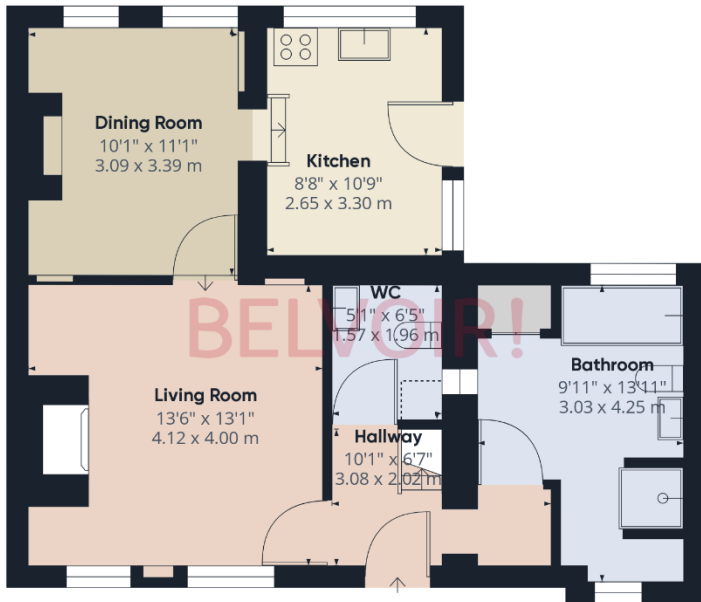
This property is situated in a rural location just off the A30 near North Waltham and offers easy access to the A33, A303, M3, A34 and M4. In addition to these road links, both Basingstoke and Micheldever railway stations are also easily accessible. North Waltham is a popular village situated just over 7 miles from Basingstoke town centre and 10 miles from Winchester. The village itself has a local shop with duck pond nearby, church, primary school, two well established public houses and has easy access to Junction 7 M3 Motorway, which is within two miles. More extensive leisure, recreational and educational facilities can be found in nearby Basingstoke & Winchester. Several independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College and St Swithun's. The village is not far from the well-regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College.



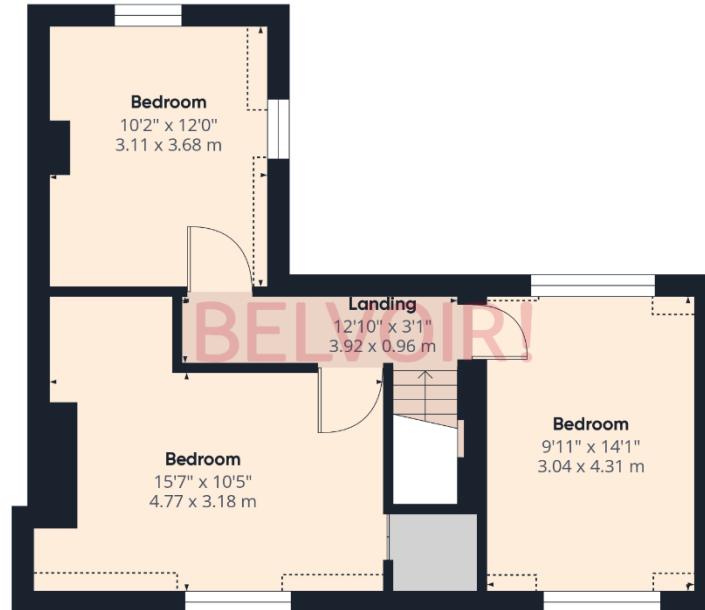


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1064.44 ft²

98.89 m²

Reduced headroom

29.17 ft²

2.71 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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