



3  1  1 

Station Cottages, Basingstoke

Guide price £450,000

BELVOIR!



Key Features

- > Quintessential Country Cottage
- > Rural setting with stunning views
- > Three bedrooms
- > Sitting room with log burner
- > Traditional fitted kitchen with oil fuel Aga
- > Conservatory
- > Parking for two cars
- > Lovely mature front and rear gardens
- > Tenure: Freehold
- > EPC rating D



PROPERTY

A quintessential country cottage nestled in the picturesque Herriard Village. This delightful, terraced cottage offers the perfect rural escape. Picture cosy evenings by the wood burner, cooking on the traditional Aga, and enjoying far-reaching views over open fields - all just a two-minute stroll from a welcoming village pub. What more could you ask for? Perhaps a spacious conservatory and a 20-metre rear garden? You'll find those here too.

Originally a railway worker's cottage, this three-bedroom home blends period character with tasteful modern updates. Traditional features like double-glazed sash windows and a wood-burning stove sit comfortably alongside a modern bathroom and a year-round usable conservatory with garden views. Tucked back from a peaceful country lane, the property benefits from a private front garden and two allocated parking spaces. Inside, the living room immediately feels warm and inviting, centred around the log burner - ideal for relaxing on cooler evenings. The kitchen is at the rear, with a classic oil-fired Aga and a selection of fitted units. There's room for a small dining table, or you could opt to dine in the conservatory to fully appreciate the garden outlook, whatever the season.



The generous rear garden extends over 20 metres and is a blank canvas for any keen gardener - offering ample space to create your own outdoor haven.

The ground floor also houses a part-tiled family bathroom, complete with a shower over the bath. Its location downstairs frees up valuable upstairs space for the three bedrooms.

Upstairs you'll find two double bedrooms and a well-proportioned single - ideal as a dressing room, nursery, or home office. All three rooms enjoy picturesque views across the surrounding countryside.

LOCATION

Located in the friendly village of Herriard, the home is within walking distance of the popular Fur and Feathers pub, the village hall, and Herriard Green with its play park and tennis courts. There's also a nursery school nearby, making this a great spot for families as well as those seeking a peaceful retreat. Despite its rural setting, you're never far from the essentials. Both Basingstoke and Alton are around a 10-minute drive away, offering shopping, amenities, and train connections. For longer journeys, Junction 6 of the M3 is also just 10 minutes away, with the M25 reachable in approximately 45 minutes.

Lovingly maintained and full of character, this charming cottage is ready for its next chapter - with no long to-do list when you move in. Just bring your belongings and start enjoying village life.

LOCAL AUTHORITY Basingstoke & Deane

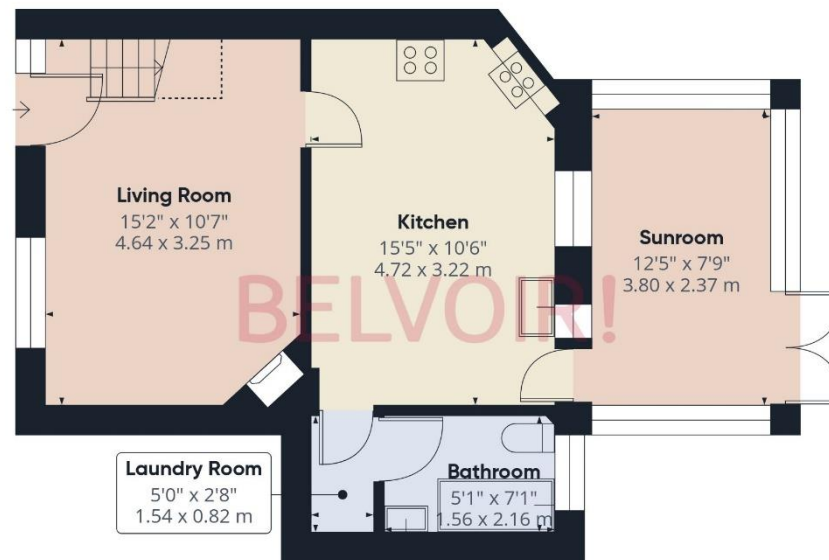
COUNCIL TAX: Band D

EPC: D

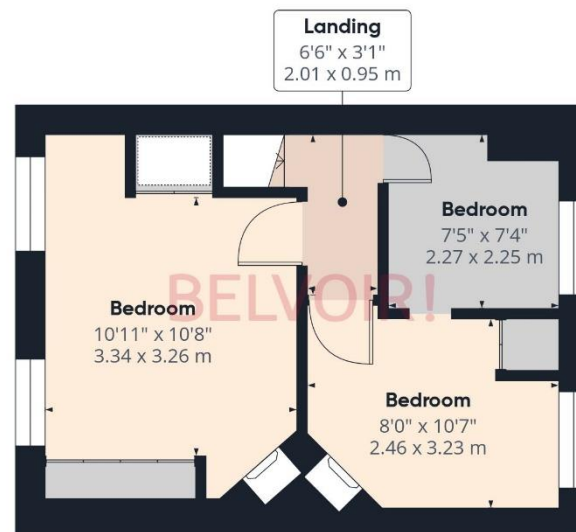
Score	Energy rating	Current	Potential
92+	A		114 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		







Ground Floor



Floor 1

Approximate total area⁽¹⁾

763 ft²

70.9 m²

Reduced headroom

9 ft²

0.8 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

Contact us today to arrange a viewing...

www.belvoir.co.uk/offices/basingstoke

BELVOIR!

01256 830800