



Dove Cottage

Church Road | North Waltham | Basingstoke | RG25 2BL

Asking Price £695,000



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Offered to the market is this stunning 3/4-bedroom detached thatched cottage nestled in the picturesque village of North Waltham.

- Detached Period Cottage
- 2 Bathrooms
- Outbuildings
- Thatched Roof
- 3/4 Bedrooms
- Additional Loft Room
- Private Driveway Parking
- Council Tax Band: E

This stunning thatched cottage dates back to the mid-19th century and has undergone many improvements by the current owners including the addition of a garden pod ideal for a summer house or office. The thatched roof has been re-thatched 8 years ago providing security for future owners.

As you enter this home you are greeted by a warm and welcoming feel. The large living room has been thoughtfully decorated while keeping the exposed wood beams and open fire place. To the rear the kitchen / dining room is an extension of the original property and has been



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recently renovated with modern appliances, plethora of storage and a central island providing an excellent space for family and friends.

Upstairs you will find 3 generous sized rooms and 2 bathrooms. The 2nd bedroom further benefits from an en-suite bathroom. There is an additional room in the loft with built in storage making this ideal for a 4th bedroom or home office.

Waterfords are delighted to represent this lovely thatched cottage, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

This property is approached by a driveway large enough for 3 vehicles followed by a mainly laid to lawn front garden with a pathway leading to the front door. To the rear is a delightful garden with the addition of an outbuilding ideal for a home office.

Located in the sought after picturesque village of North Waltham residents will enjoy a quiet life surrounded by beautiful countryside walks with easy access to Basingstoke located about 6 miles away. The village is set in a small valley, surrounded by rolling chalk uplands covered in arable farming, giving the village a close relationship with the open countryside and a genuinely rural feel. Centred around the pond, the village is a small but vibrant community with many groups covering many different interests and community activities like the annual village



fete/big lunch.

The village has a history dating back to the early Anglo-Saxon era. It boasts several historic buildings, including a Norman church, a Victorian School, and a range of houses from as far back as 1460.

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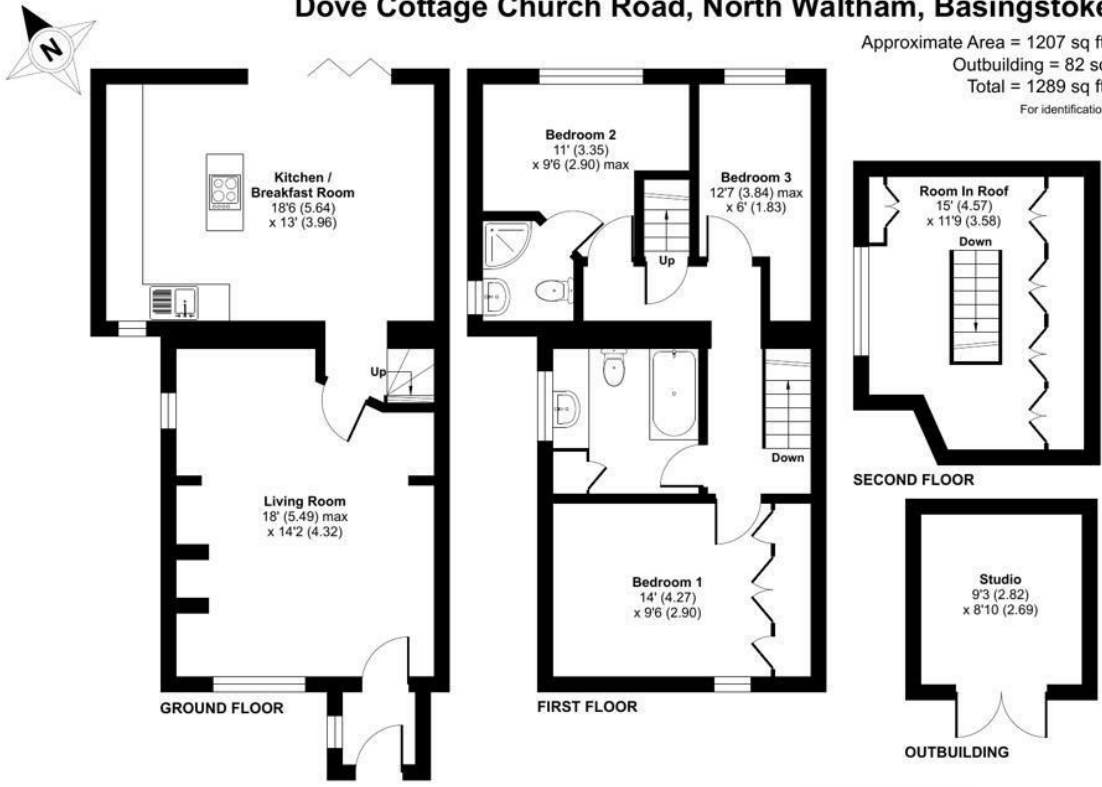
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Approximate Area = 1207 sq ft / 112.1 sq m
 Outbuilding = 82 sq ft / 7.6 sq m
 Total = 1289 sq ft / 119.7 sq m
 For identification only - Not to scale



RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © richcom 2024. Produced for Waterfords. REF: 1075099.
 Waterfords Residential Sales & Lettings

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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