



4 Crown Lane, Old Basing
Basingstoke

McCarthy
Holden

Offers over £1,100,000



4 Crown Lane

Old Basing, Basingstoke

This beautifully presented Grade II listed detached thatched cottage, in the heart of Old Basing, sits in almost 1/2 acre of grounds and is full of character and charm dating back to the 1580's.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Central Village Location
- Five Bedrooms
- Garden/Garage/Driveway Parking
- Living Room
- Kitchen/Breakfast/Dining Room
- Three Bathrooms



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The Property

This beautifully presented Grade II listed detached thatched cottage, is situated in the heart of the sought-after historical village of Old Basing. Cannon Cottage sits in almost half an acre of grounds and is full of character and charm dating back to the 1580's.

The current owners have sympathetically updated and modernised the cottage, inside and out and it has recently been totally re-thatched. Many of the original features such as exposed beams, brickwork, vaulted ceilings, original fireplaces and latch doors have been retained to provide a stunning family home offering flexible living.

Ground Floor

You are welcomed in the inviting hallway which leads to the elegant living room with striking feature inglenook fireplace.

The heart of the home is a generous open plan fitted kitchen/dining/family room, with integrated appliances as well as a gas-fuelled AGA and central island. From the kitchen there is direct access into a fully fitted utility room. As well as the exposed beams the dining area also boasts a stunning inglenook fireplace.

There is a study with built-in cabinetry and a two further reception rooms one of which is being used as a music room and the other a bedroom. An inner hallway provides access out to the rear garden. There is also a bathroom suite and shower room on the ground floor. Two staircases give access to different areas on the first floor.

First Floor

On the first floor are four good sized bedrooms. The impressive main vaulted bedroom benefits from a built-in dressing area. There is a bathroom with free standing, roll-top bath and a separate W.C.

Outside

The attractive, well-maintained enclosed walled garden wraps around from the rear of the cottage to the side and front. The garden is mainly laid to lawn with mature planting, flower borders, shrubs, trees and hedging. Immediately to the rear is a patio area with steps up to the garden making it an ideal entertaining space or simply a place to relax in and enjoy the garden.

Cannon Cottage is approached via a private driveway providing parking for several cars, leading to a detached garage with electric up and over door, electrics and power along with a fully boarded mezzanine storage area.

Location





Crown Lane, Old Basing, Basingstoke, RG24

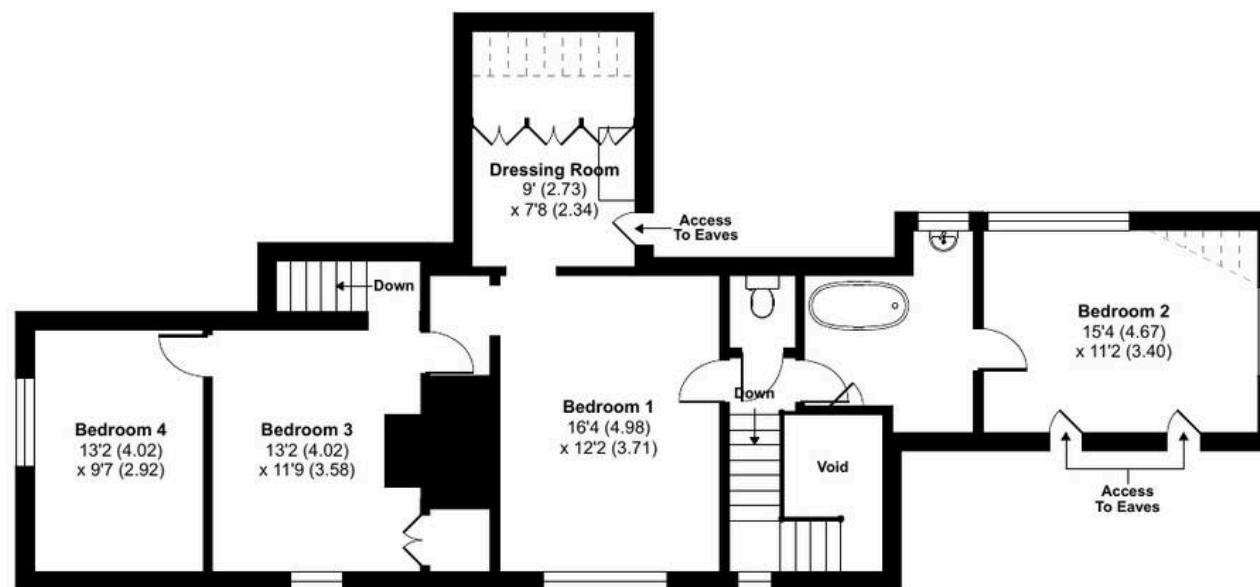
Approximate Area = 2516 sq ft / 233.7 sq m

Limited Use Area(s) = 31 sq ft / 2.8 sq m

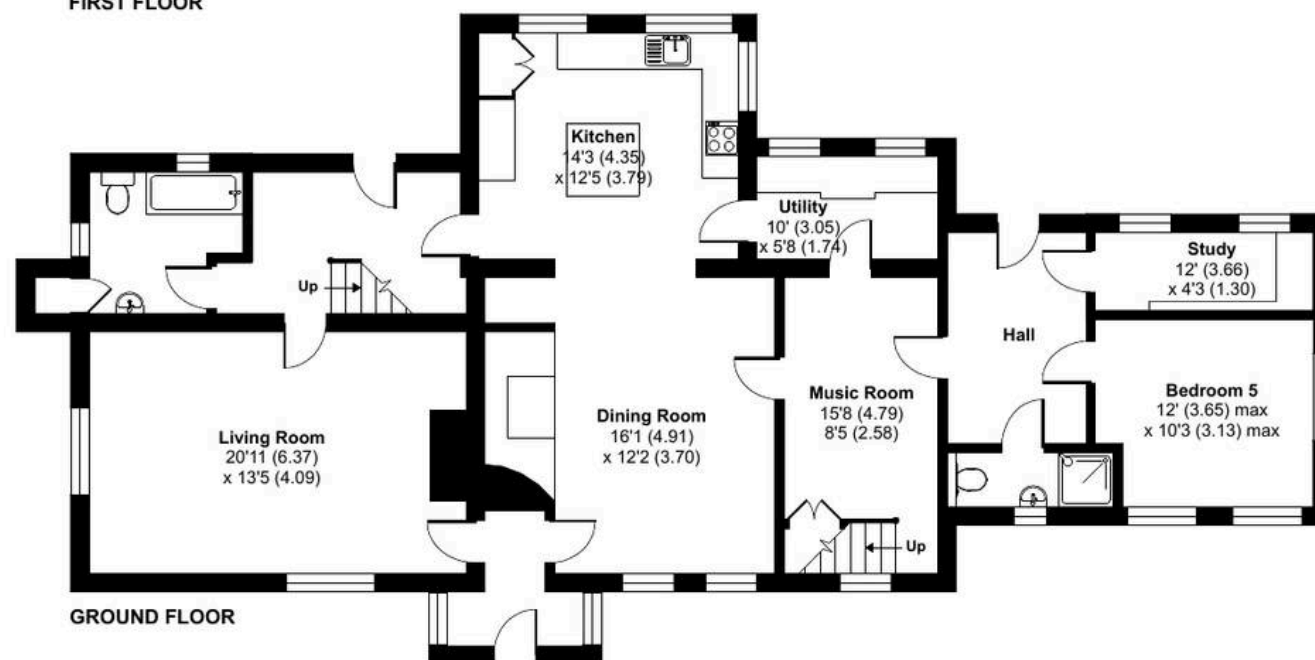
Garage = 348 sq ft / 32.3 sq m

Total = 2895 sq ft / 268.9 sq m

For identification only - Not to scale



Denotes restricted head height







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