

# 6 Pyotts Hill, Old Basing

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GS & WR  
NOTICE  
ANY PERSON LEAVING  
THIS GATE OPEN IS  
LIABLE TO A PENALTY OF  
£100 IF BREACHED.

# A characterful cottage with planning permission granted to extend.

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6 Pyotts Hill is a delightful three bedroom period family home with a captivating history dating back to c1890. Its elegant white facade exudes timeless charm, welcoming you to a warm and inviting interior.

The rear of the house opens to a lovely large "country-casual" style garden with secluded areas and views over open countryside

Inside, exposed beams and a characterful log burner in the living room create a cosy atmosphere. French doors open from the living room onto the garden, seamlessly connecting indoor and outdoor spaces. The open-plan kitchen and dining area, bathed in natural light, lead to a gravel courtyard for al fresco dining.

On the first floor, three spacious double bedrooms offer personal retreats. A four-piece family bathroom suite adds convenience. Planning permission (23/01081/HSE) has been granted for a sizable extension; including an extra bedroom, bathroom, garage, utility room, and a bright orangery, promising enhanced living.

6 Pyotts Hill provides a unique opportunity to create a dream home in this sought-after village, combining history with modern comfort.



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## Outside

The garden, in around 0.3 acres, is a lush oasis, with a quaint summerhouse with a large brick patio for outdoor entertainment. A gravel courtyard adjacent to the kitchen/dining room and the living room provides another delightful space. A driveway for three or more cars offers convenience.





## Mileages

Basingstoke 3.5 miles, Hook 4 miles, Odiham 6 miles, Farnham 13 miles, Reading 17 miles, M3(J5) 3 miles, M4(J11) 15 miles. London Waterloo from Hook or Basingstoke stations from 44 minutes. All distances and times are approximate.

## Property Information

Services: Mains water, electricity and drainage. Gas fired heating.

Local Authority: Basingstoke and Deane

Council tax band: C

Tenure Freehold

what3words ///idea.knots.sports

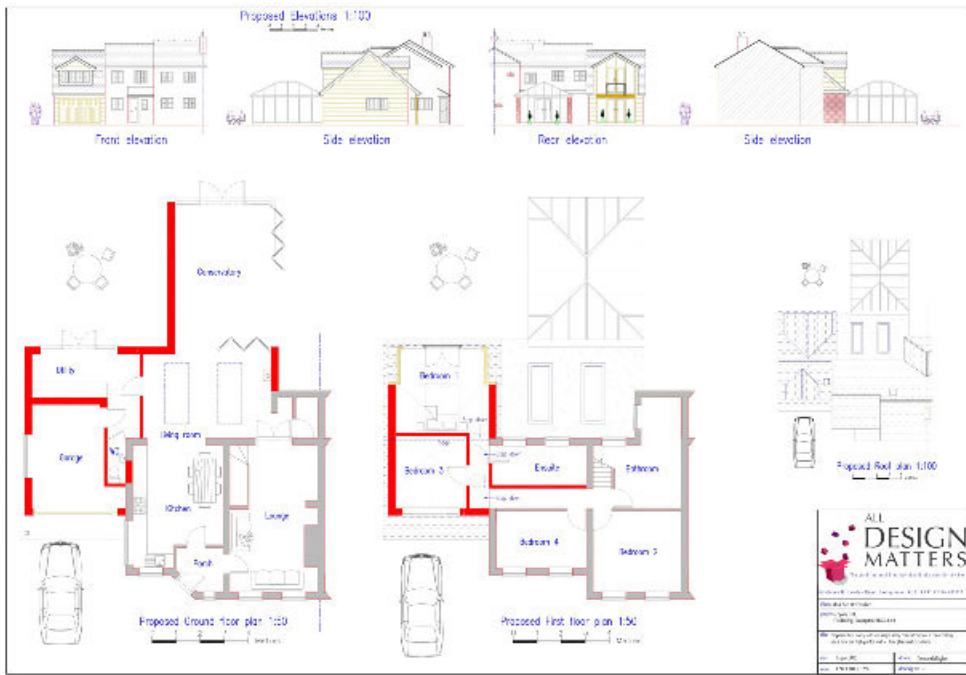
Postcode: RG24 8AR

## Situation

6 Pyotts Hill is situated on the edge of the village of Old Basing and enjoys fine countryside views. The thriving village of Old Basing provides everyday facilities, including a bakery/coffee shop, village store, public houses, doctors, dental and veterinary surgeries, as well as a village hall, tennis, cricket, bowling and archery clubs. There is also a highly regarded infants and primary school. Independent schools nearby include Daneshill, Sheffield School, Lord Wandsworth and Cheam, to name but a few.

Basingstoke town centre is close by and provides an extensive range of shopping, educational and recreational facilities. There are stations at Hook and Basingstoke, providing fast and frequent services to London Waterloo.



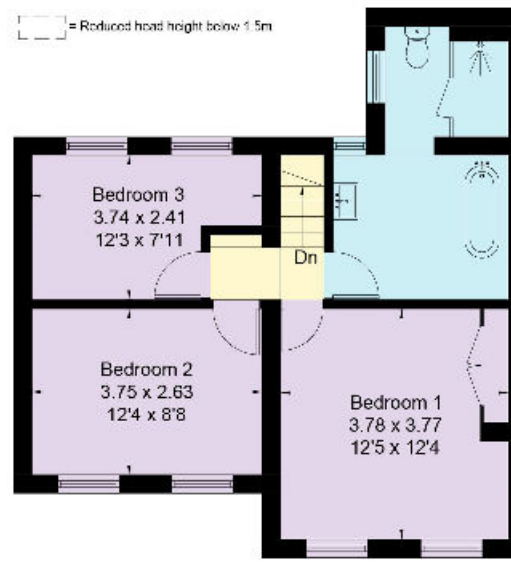


**Approximate Gross Internal Floor Area 94.8 sq m / 1,020 sq ft**  
**Summer house/stores 14.8 sq m / 159 sq ft**  
**Total 109.6 sq m / 1179 sq ft**

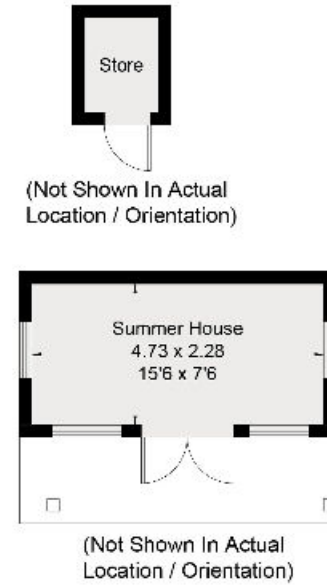
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Ground Floor



First Floor



**Knight Frank**  
**North Hampshire**  
**Matrix House**  
**Basingstoke**  
**RG21 4FF**  
**[knightfrank.co.uk](http://knightfrank.co.uk)**

I would be delighted to tell you more  
**Mark Thomas**  
 01256 630973  
[mark.thomas@knightfrank.com](mailto:mark.thomas@knightfrank.com)



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