



Carpenters Cottage, Burkham, Hampshire



An attractive traditional farmhouse with a detached annexe in around 2.65 acres.

Carpenters Cottage is an attractive traditional farmhouse with a detached annexe, in a tranquil, picturesque rural setting.



Tenure: Available freehold

Local authority: East Hampshire District Council

Council tax band: G





For Sale Freehold

Carpenters Cottage is a delightful property with character and charm. The accommodation is tastefully presented with light and spacious rooms, including a wonderful sitting/dining room with an open fireplace. The well-appointed family kitchen has a range of bespoke units, an expanse of work surfaces, exposed timbers and an electric Aga with a separate electric hob. In addition, a separate utility room is fitted with a range of units, space for further appliances and a pantry. To the rear of the property is the study with French windows and a wood-burning stove. From here, you can access the lower ground-floor wine store.

The character throughout this property continues on the first floor with further exposed timbers. The first floor has four bedrooms and two family bathrooms. Stairs lead up to the second floor, which is currently used as storage.

Grounds and Outbuildings

Carpenters cottage is situated on a picturesque plot of around 2.65 acres. The enclosed wrap-around garden is wonderfully private, mainly laid to lawn with various trees and shrubs. There is a terrace to the side of the property, which is ideal for outdoor entertaining. The property is approached via a shingle driveway with ample parking. The garage upstairs has been converted into a living space/kitchen and WC. This could be used as an annexe for guests. There are further stone outbuildings that, subject to necessary consent, could be converted into further accommodation.

A large paddock, open to the garden and the south of the property, is ideal for equestrian or pasture use.





Situation

Carpenters Cottage is beautifully situated in the pretty and tranquil rural hamlet of Burkham, located on the edge of the Candover Valley between the convenient towns of Alton and Basingstoke. From the property, it is possible to walk in local woodlands owned by the Woodland Trust

The nearby market town of Alton provides good shopping facilities, with the larger regional centres of Basingstoke and Winchester offering a broader range of amenities.

Communications are excellent, with the M3 and A31 easily accessible, providing access to central London and the south coast and linking the national motorway networks for Heathrow, Gatwick and Southampton airports. Mainline stations at Basingstoke and Alton connect to London Waterloo - trains from 46 mins.

Distances

Alton 7 miles, Odiham 11 miles, Basingstoke 9 miles, Farnham 17 miles, M3 (Junction 5) 10 miles, London Waterloo via Basingstoke Station from 45 minutes, London Waterloo via Alton Station from 60 minutes

(All distances and times are approximate)

Property Information

Services

Mains electric and water, private drainage (septic tank), oil-fired heating

Directions (GU34 5RR)

what3words: ///otter.magical.loaders



Approximate Area = 209.9 sq m / 2259 sq ft
 Outbuilding = 61.5 sq m / 662 sq ft
 Total = 271.4 sq m / 2921 sq ft
 (Including Garage / Excluding Sheds)



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