



Woodside Cottage, Haughurst Hill, Baughurst





Woodside Cottage, Baughurst, Hampshire, **RG26**

This cottage has recently been fully renovated and modernised to a high specification. It is well planned and a sophisticated mix of contemporary and traditional. The entrance hall features a wood burning stove which together with the woodburning stove in the lounge efficiently warms the entire property. The underfloor heating and the air source heat pump make this property very ecofriendly. The exposed wooden beams in the lounge retain the cottage feel. The kitchen with white marble tops, boasts double ovens, warming drawer, Quooker boiling and filtered water, inbuilt wine cooler and microwave and a large dining area. The kitchen is enhanced by double bifold doors bringing the outside view over the garden into perspective and allowing access to the well sized garden terrace. The utility room has extensive cupboards and built in boot storage and seating. The downstairs self-contained double bedroom with en suite is a plus feature to this home. There is also a downstairs cloakroom.

Upstairs, comprises three generous light-filled double bedrooms. The master bedroom features double French doors providing a beautiful viewpoint to overlook the garden and the view beyond. The luxury en suite is finished to the highest standard with a double shower. The ensuite dressing room can be enjoyed as such or as a nursery. The study has built in shelving. Outside the property, there is a large patio area, garage and two large stores, with an area above for storage. The beautiful southeast-facing property comprises a large garden.





Location

Woodside Cottage is situated in the picturesque hamlet of Baughurst, a village located in the Tadley region of Hampshire, England. The house is in a highly desirable country lane leading into a nature reserve. The surrounding countryside is beautiful with plenty of footpaths and bridleways. Tadley itself is a small town with a friendly community, offering amenities such as local shops, schools, and green spaces. Commuters have convenient transport links to larger towns like Basingstoke or Reading. Mainline rail services are from Midgham to London Paddington or Basingstoke to London Waterloo. There are a range of well-regarded schools nearby.





Approximate Floor Area = 224.7 sq m / 2,419 sq ft (Excluding Open Spaces)

Local Authority: Basingstoke & Deane Borough Council

Council Tax Band: F

Postcode: RG26 5JR

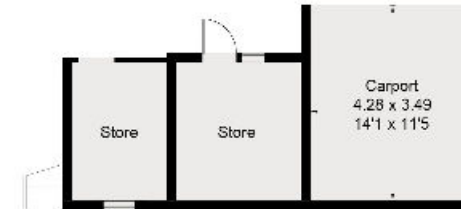
Tenure: Freehold

What3Words: Tonsils. Howler, Magically

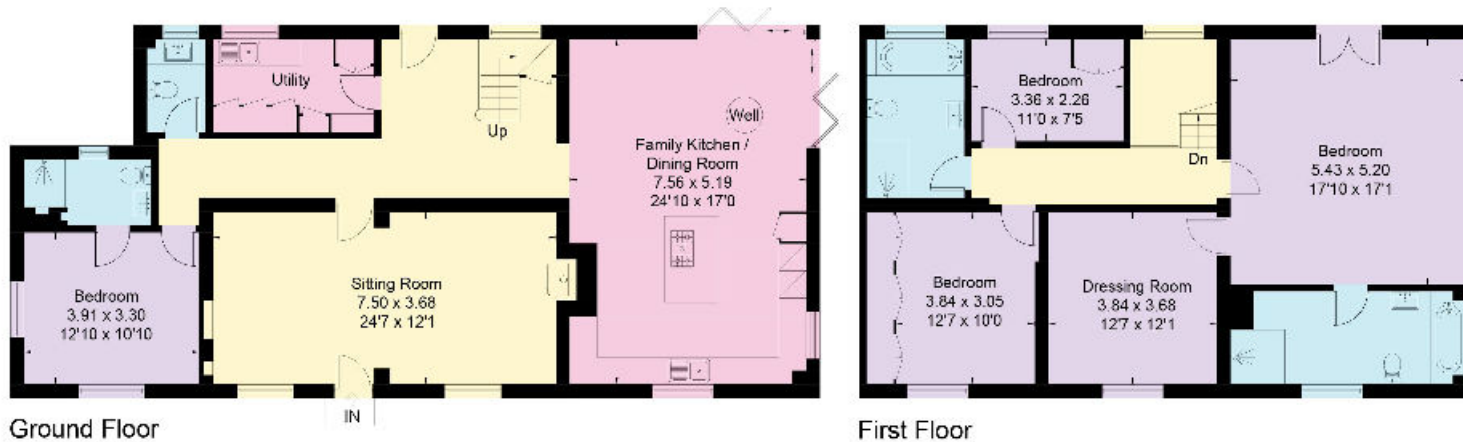
Services:

- Mains Water, Electricity and Drainage.

- Air Source Heat Pump



(Not Shown In Actual Location / Orientation)



Knight Frank
North Hampshire
Matrix House
Basing View
Basingstoke RG21 4FF
knightfrank.co.uk

 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #746749
I would be delighted to tell you more
Clive Moon
01256 630976
clive.moon@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated July 2024. Photographs and videos dated July 2024.
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.