



2 MANOR COTTAGES, OAKLEY

Hampshire, RG23 7ED



STYLISHLY PRESENTED & CHARMING COTTAGE

2 Manor Cottages is a charming Grade II listed late Georgian semi-detached cottage, presented with stylish and homely interiors, complemented by a low-maintenance, private garden.



2



1



2

EPC

F

Local Authority: Basingstoke and Deane

Council Tax band: D

Tenure: Freehold

Services : Mains water, electric and drainage.



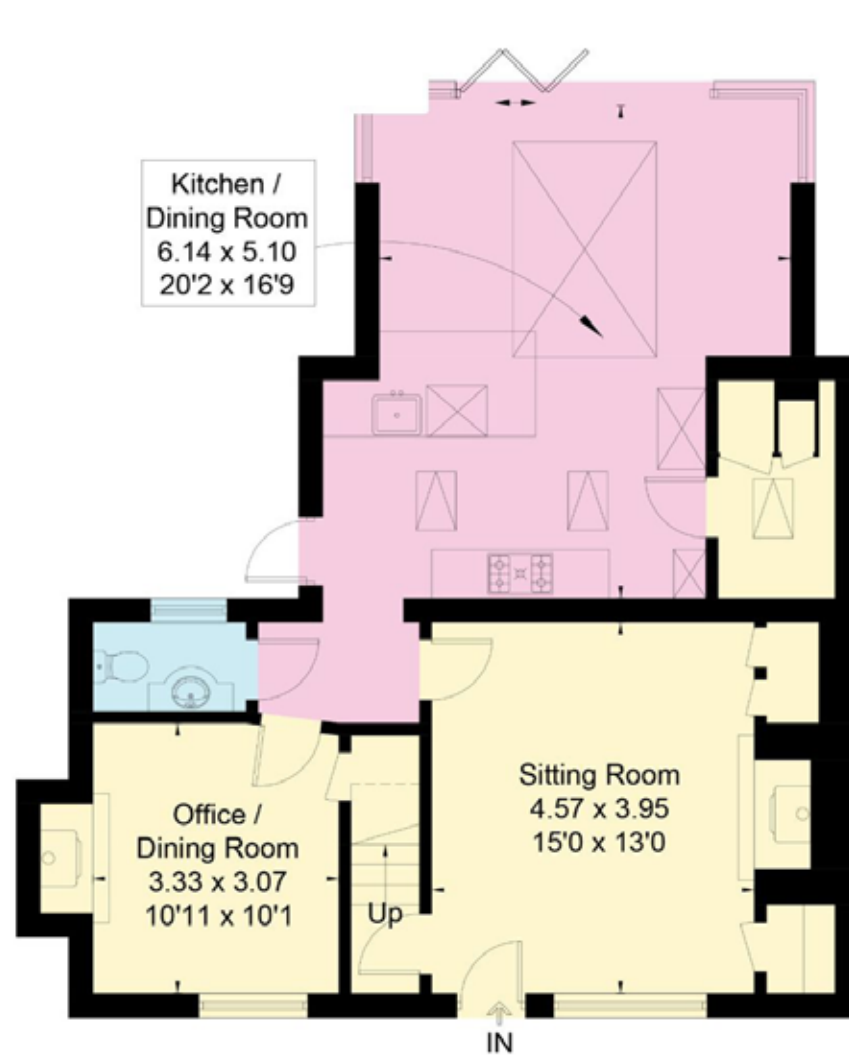
LOCATED IN A PRETTY & SOUGHT-AFTER VILLAGE

The inviting sitting room features warm oak flooring and a log burner, while the second reception room, with its exposed brick fireplace and oak lintel, is used as a home office but could serve as a dining or playroom. A ground-floor extension creates a bright, airy kitchen with a lantern roof and bifold doors opening to the garden. The bespoke Neptune kitchen includes an island, range cooker with a herringbone splashback, quartz countertops, and a limestone floor, with space for dining. There is a useful utility room to compliment the kitchen complete with boot room style storage. A guest cloakroom completes the ground floor. Upstairs, two double bedrooms, one used as a home office, share a stylish shower room. The front provides parking for two cars. The rear garden, featuring a paved terrace, lawn, pretty trees, and a decorative archway leading to a separate working area with a shed and raised vegetable beds. Situated in a sought-after village, this charming home blends period character with modern comforts.

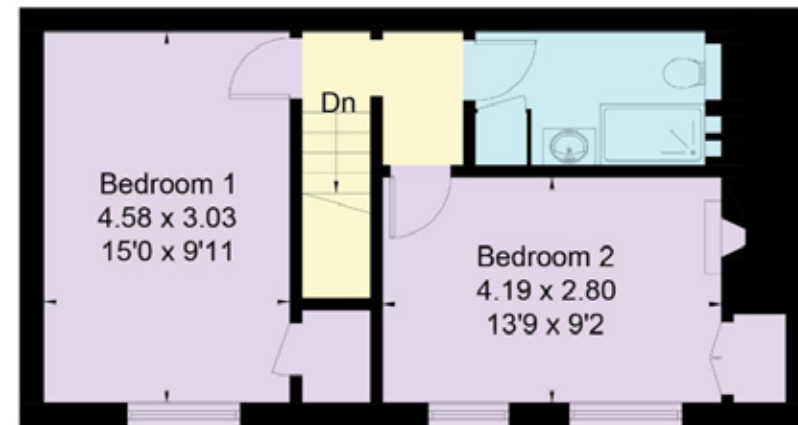
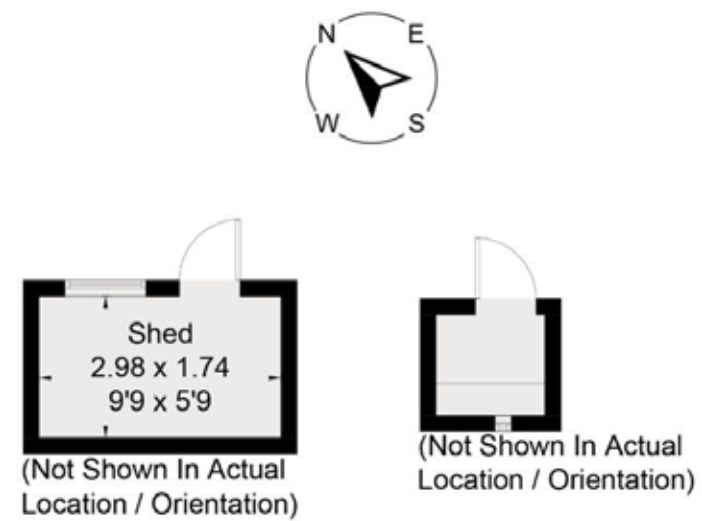








Ground Floor



First Floor

Approximate Floor Area
Total = 121.7 sq m / 1309 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

Laura Read

01256 350 600

laura.read@knightfrank.com

Knight Frank North Hampshire

Matrix House, Basing View, Basingstoke, RG21 4FF

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by KF Scotland Ltd., in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither KF Scotland Ltd, 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 KF Scotland Ltd. 2. Material Information: Please note that the material information is provided to KF Scotland Ltd, by third parties and is provided here as a guide only. While KF Scotland Ltd, has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 March 2024. Photographs and videos dated March 2024. All information is correct at the time of going to print. KF Scotland Ltd is a limited company registered in Scotland with registered number 120/NE78008. Our registered office is 41 Charlotte Square, Edinburgh, EH2 4HQ. KF Scotland Limited is an independently owned member of the Knight Frank Network operating under licence from Knight Frank LLP.