



## LITTLE HEATH, MORTIMER WEST END

Hampshire RG7 2HN







# CHARMING PERIOD FAMILY HOME

A versatile and spacious home, dating back to 1890 with later additions, set in a peaceful rural location, offering views over the surrounding fields. The property exudes character with a wealth of period features, providing a blend of charm and modern comfort.



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Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

Services: Mains water and electricity. Private drainage. Oil fired heating.



## RURAL LOCATION OVERLOOKING FIELDS

The spacious and light-filled accommodation is perfect for family living, with four generously sized reception rooms, a study and a conservatory. The bespoke kitchen is beautifully crafted and fully equipped. The ground floor also benefits from a utility room and a shower room. Upstairs, you'll find five bedrooms and two bathrooms. A versatile loft room (with permanent staircase) provides additional flexibility, perfect for use as a playroom or converted into a further bedroom and bathroom (STPP). The property also features a large cellar. The house is approached via a quiet un-made lane with parking to the front, and there's a garage with potential for conversion (STPP). The pretty gardens, with the pretty wisteria to the front of the house, are a highlight, providing a tranquil retreat with expansive views across the fields. A spacious terrace completes the outdoor space. Adjacent to the property are the Benyon's Enclosure.













# Approximate Floor Area

Basement = 16.2 sq m / 174 sq ft

Ground Floor = 226.8 sq m / 2441 sq ft

First Floor = 118.7 sq m / 1278 sq ft

Loft Second Floor = 85.0 sq m / 915 sq ft

Total = 446.7 sq m / 4808 sq ft

(Including Garage)

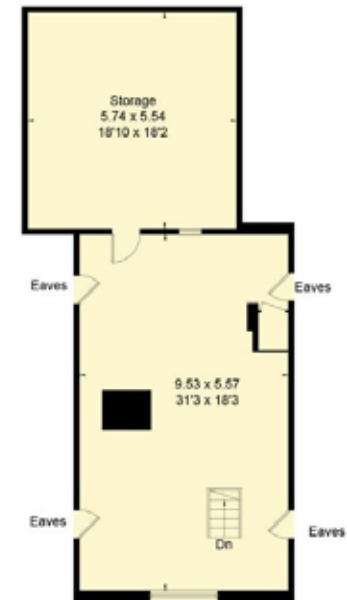


Basement

Ground Floor



First Floor



Loft Second Floor

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.

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