

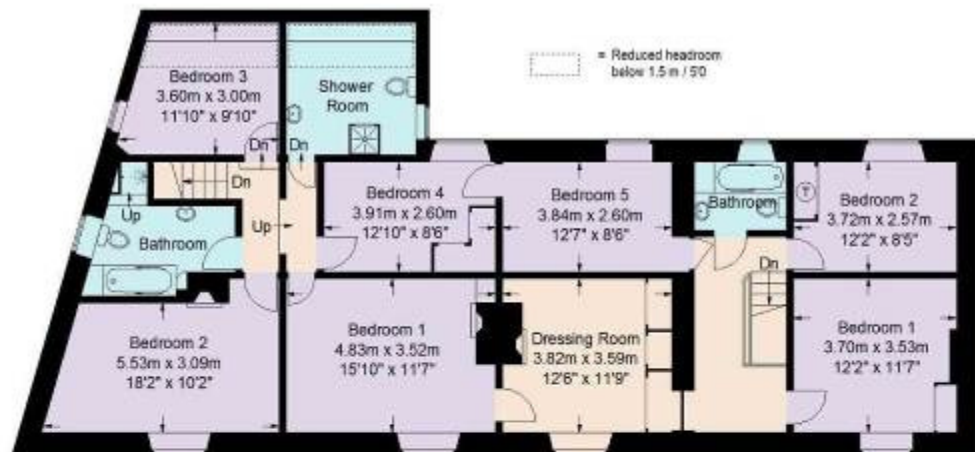


Lower Church Cottage, Cliddesden, Hampshire



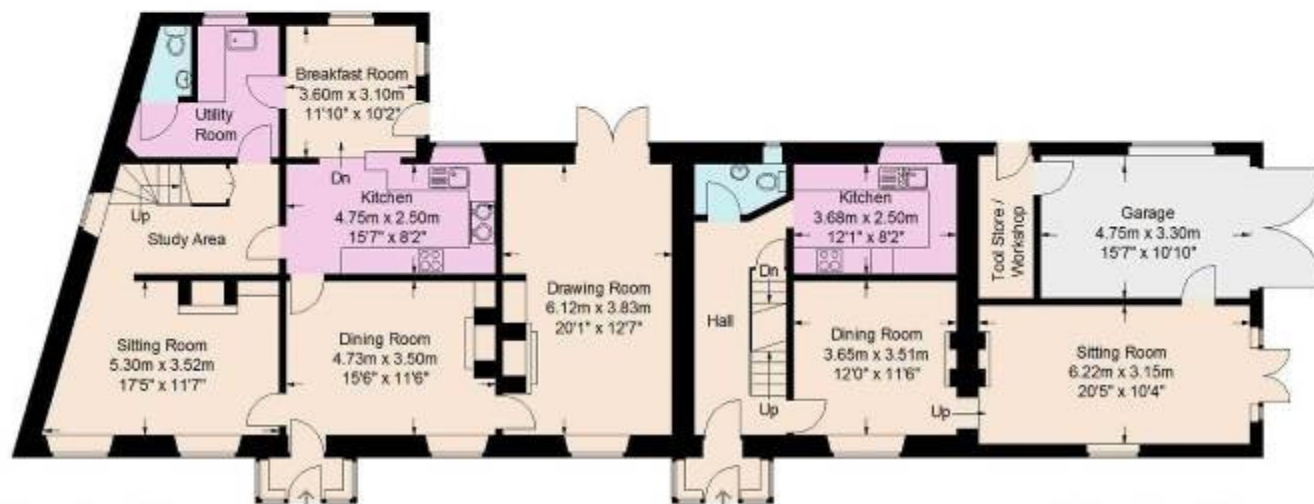
A very pretty period village house, circa 1850, arranged as a main house with separate cottage set in beautiful gardens between the duck pond and the church and ideally placed for mainline communications to London





House - First Floor

Cottage - First Floor



House - Ground Floor

Cottage - Ground Floor

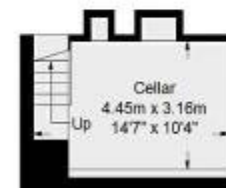
Approximate Gross Internal Area

House = 208 sq m / 2239 sq ft
(Of Which 5 sq m / 54 sq ft is Reduced Headroom)

Cottage (Excluding the garage, workshop and cellar)
96.5 sq m / 1039 sq ft

Cottage (including the garage, workshop and cellar)
131.3 sq m / 1413 sq ft

Total = 339.3 sq m / 3652 sq ft
(including the garage, workshop and cellar)



Cellar

Features

- Drawing Room
- Dining Room
- Sitting Room
- Study Area
- Kitchen/Breakfast Room
- Utility/Boot Room
- Cloakroom
- 5 Bedrooms
- Dressing Room
- Bathroom
- Shower Room
- Self-Contained Cottage
- Hall, Sitting Room, Dining Room, Kitchen, Cloakroom, Cellar, 2 Bedrooms, Bathroom
- Garage
- Workshop/Store
- Mature well stocked Gardens overlooking fields, about 0.467 acres (0.189 ha)



The Location

The village of Cliddesden lies about three miles south of Basingstoke, close to Hackwood Park, at the very northern end of the Candover valley. The village has a thriving community, near the house is the duck pond and St Leonard's Church. There is a millenium village hall, primary school, Otters Nursery School, public house and garage which only carries out servicing. The village is protected within a conservation zone and lying primarily to the south is beautiful rolling countryside. Basingstoke itself has a first class shopping centre and a diverse range of recreational and sporting facilities. Communications are excellent, the station provides a regular service to London Waterloo (45 minutes) and access on to the M3 at either Junctions 6 or 7.

Property Information

Services: Both properties have their own mains services and individual gas fired central heating.

Local Authority:
Basingstoke and Deane Borough Council. 01256 844844.

Viewing:
By appointment through the agents Jackson-Stops & Staff, Wykeham House, 11a Southgate Street, Winchester, Hampshire SO23 9DZ
Telephone: 01962 844299.



Outside

There are two separate gravel driveways, each giving access to the separate ends of the property. The right hand drive gives access to a single garage and store. The beautiful gardens have been kept as one. They are a very special feature and the house stands almost at their centre. Along the frontage to Church Lane is shaped cloud-style yew hedging. There is an area of lawn, herbaceous border, trees and shrubs. At the back of the house a stone terrace runs almost the full width, again lawned with cherry trees, rose beds and shrubs and there is a further terrace situated under a pergola smothered in roses and clematis, perfect for alfresco dining throughout the summer months. The gardens adjoin fields to the rear and to the front on the opposite side of the lane are fenced paddocks. The gardens extend in all to about 0.467 acres (0.189 ha).

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& Staff**



Mileages

Basingstoke 3 miles
(London Waterloo 45 minutes)
Winchester 20 miles
Guildford 32 miles

Directions (RG25 2JQ)

Leave the M3 at Junction 6 following the ring road, signposted Alton (A339). Having continued under the motorway opposite Hackwood Park, turn right, signposted Cliddesden, the Candovers and Alresford (B3046). On entering the village of Cliddesden pass the duck pond on the left, take the next turning left into Church Lane and Lower Church Cottage will be found after a short distance on the left hand side concealed behind the tall clipped yew hedging.



Important Notice: Jackson-Stops & Staff, their clients and any joint agents give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulations or other consents and Jackson-Stops & Staff have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

The Property

Lower Church Cottage is a charming period house, originally three cottages built circa 1850 but not listed. It has stuccoed and colour washed elevations enhanced by a number of climbers with inset sash windows on the front and small pane casement windows to the rear, all under a slate roof. Currently arranged as the main house with a separate cottage, it has untold potential in how the accommodation can be used, or it could be reconfigured into one exceptional house and also incorporate the garage and store. The main house has the most charming interior and is full of architectural features. From the porch the front door opens directly into the dining room, off which is the drawing room with French doors to the terrace, sitting room and a study area where the staircase rises to the first floor. There is a fully fitted kitchen/breakfast room on two levels which has an Aga and a door to outside. There is a useful boot room/utility room and cloakroom. At first floor level there are five bedrooms, dressing room, bathroom and shower room.



The separate cottage is in need of some updating. From its own porch a front door opens into the staircase hall. There is a dining room and through into the sitting room which was originally part of the garage. It has a fitted kitchen, cloakroom and cellar and on the first floor two bedrooms and bathroom.

