

Hellards



At home in Brown Candover

Pegs Cottage, Gunners Lane, Brown Candover

ALRESFORD, SO24 9TN

Asking Rent £ 4,500 PCM

- Energy Performance Rating D
- Holding Deposit - £1,038.46
- Deposit - £5,192.30
- Council Tax Band G
- Grade II Listed Cottage
- Picturesque Candover Valley Location
- Three Bedrooms
- Two Reception Rooms
- Stunning Kitchen with Vaulted Ceiling
- Lawned Garden
- Countryside Views

A rarely available and beautifully renovated Grade II Listed 'Chocolate Box' cottage in the picturesque village of Brown Candover.





Set in extensive gardens of 0.62 acres, with countryside views, Pegs Cottage really is the quintessential thatched cottage. This delightful property has been upgraded over the past 3 years to an exacting standard, and offers the best of modern comforts, whilst retaining the charm and features expected of a period home. From the herringbone oak flooring in the sitting room, to the hand-built bespoke kitchen, the quality of the work shines through.

The front door opens to a large hall/boot room, with fitted storage units, with a further door to a utility and cloakroom. The stunning country-style kitchen features a vaulted ceiling, Fisher and Paykel appliances, stone flooring and bi-fold doors opening to the garden terrace. The sitting/drawing room features oak beams and flooring, and a charming inglenook fireplace. A door opens to the snug/bedroom 4, which has an open fireplace. There is a useable cellar, accessed from the drawing room.

Upstairs, the main bedroom has built-in wardrobes, and a beautiful, en-suite with walk-in shower and claw foot bath. There are two further bedrooms and a family bathroom, with a separate shower.

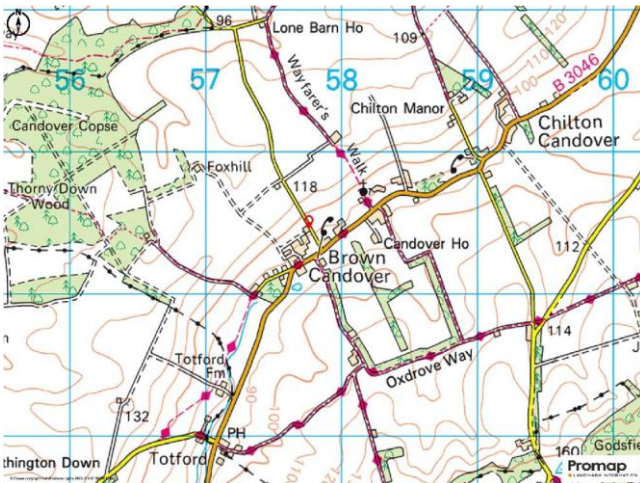
There is ample off-road parking, with extensive gardens surrounding the property.

Mains water and electricity are connected. There is a private drainage system (septic tank). Oil-fired boiler.

Ultrafast broadband is available (source: Ofcom). Please check the Ofcom website for mobile phone coverage. <https://www.ofcom.org.uk/mobile-coverage-checker>

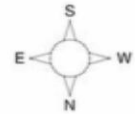
Brown Candover is located in the heart of the beautiful Candover Valley. It is surrounded by farmland and lovely countryside with a good choice of walks and long distance footpaths close by. The nearby village of Preston Candover has a local primary school, a well-known pub/restaurant and a village shop. A bus service runs to and the market town of Alresford, with its eclectic mix of independent shops and restaurants and Perins Secondary School. More extensive facilities can be found in Basingstoke (approx. 12 miles away), and the cathedral city of Winchester (approx. 8 miles away). Mainline rail services to London Waterloo are available from Winchester, Basingstoke and Micheldever Station.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Pegs Cottage, Brown Candover, Alresford
Main House internal area 1,918 sq ft (178 sq m)



DIRECTIONS

From Winchester take the A33 heading towards Basingstoke past Kings Worthy until you reach a small section of dual carriageway. After about 200 yards turn right towards Northington. Go under the M3 and head for the Candovers until you get to the T-junction and the Woolpack Inn. Turn left onto the B3046 and continue along the road into Brown Candover, through the double bend and take the next left signposted Woodmancott where the property will be found on the left hand side. (up the hill to Woodmancott from the bus stop, c. 200m on the LHS) What3Words:///performed.vivid.openly

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR

01962 736333

lettings@hellards.co.uk | hellards.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

