



**Gobley Cottage, Axford, Hampshire, RG25 2EA**  
Guide Price £750,000 Freehold





## Gobley Cottage, Axford, Candover Valley

4 Bedrooms, 3 Bathrooms

**Guide Price £750,000**

- Attractive period extended and renovated four bedroomed cottage in the Candover Valley
- Contemporary extended kitchen/dining room
- Sitting Room with Woodburning Stove, and separate Study
- Principal bedroom with ensuite shower room
- Guest Bedroom with Ensuite Shower Room
- Two further bedrooms and family bathroom
- Large garden terrace and sweeping lawn
- In school catchment for Preston Candover CofE Primary School and Perins Academy
- Income generating solar panels
- EPC Band C, Council Tax Band F





## **GOBLEY COTTAGE AXFORD, RG25 2EA**

Attractive semi-detached cottage in the village of Axford, enviably located within the sought after Candover Valley.

An entrance hallway has a vaulted ceiling and features an original window into the sitting room. From the hall, oak flooring leads seamlessly past the study to the sitting room, which has a large brick fireplace and inset woodburning stove. There are stairs to the first floor, and pocket door to the recently extended, beautifully fitted kitchen/dining room.

The kitchen/living/dining room is clearly the hub of this home, and is part of the newer extension to the cottage added in 2018. It is a wonderfully bright and welcoming room, flooded with light courtesy of a wall of bifold doors opening to the terrace, and cottage style windows overlooking the garden, with light ceramic tiled floor and underfloor heating. It benefits from a range of oak cabinetry fitted appliances, and a large deep centre island ideal for use as a breakfast bar area, with further inbuilt cupboards below, and contemporary pendant lighting above.

A pocket door leads from here to the utility room, which has further useful cupboards, and a cloakroom.











**AND SO TO BED:** The first floor landing has ample space to be used as a study area. This leads to all the bedrooms where the guest bedroom also benefits from a built in wardrobe and ensuite shower room, fitted with basin inset into a vanity unit.

There are two further bedrooms (one currently used as a study), and the family bathroom comprises bath, separate shower cubicle, and basin inset into useful storage cabinetry.







**PRINCIPAL BEDROOM:** The principal bedroom is a charming double aspect room under further Velux windows above. There is a double wardrobe with oak doors; and a large ensuite shower room benefitting from a double walk in shower cubicle, wc, and basin inset into useful storage cupboards and drawers.







**LOCATION:** Axford is a pretty hamlet located just outside of the village of Preston Candover. It is ideally located for easy access to both Winchester and Basingstoke, making both commuting and shopping within easy reach. Within Preston Candover there is the Candover Valley Store, a community owned and run shop, cafe and post office which is conveniently located opposite Preston Candover Primary School which in December 2024 received the accolade as the best performing primary school in Hampshire. Adjacent to the primary school is Candover Valley Pre-School (CVP) which offers pre-school places for children from the age of two.

**ALRESFORD:** The Georgian market town of Alresford is nearby with an array of independent shops, log fired pubs, the Watercress Line steam railway, a well-regarded GP surgery and dental practices,

**SCHOOLS:** Goble Cottage is enviably in catchment for both Preston Candover Primary School and Perins Academy (senior school). 6th form education can be found at both Peter Symonds 6th Form College and Alton College Nearby independent schools include Winchester College, St Swithuns, King Edward VI, and preparatory schools such as The Pilgrims School, Twyford School and Princes Mead.



#### USEFUL WEBSITES:

[www.cvcs.org.uk](http://www.cvcs.org.uk) (Candover Valley Store, local shop)  
[www.candovervalleypreschool.co.uk](http://www.candovervalleypreschool.co.uk) (Pre-School)  
[www.prestoncandover.hants.sch.uk](http://www.prestoncandover.hants.sch.uk) (local primary school)  
[www.perins.net](http://www.perins.net) (local senior school)  
[www.psc.ac.uk](http://www.psc.ac.uk) (Peter Symonds 6th form college)  
[www.hsdac.ac.uk](http://www.hsdac.ac.uk) (Alton College 6th form college)  
<https://alresfordsurgery.co.uk> (local GP surgery)  
<https://hartogdental.co.uk/> (local dentist)  
<https://www.mydentist.co.uk/> (another dentist)  
<https://checker.ofcom.org.uk/> (broadband speed)





**THE GARDEN:** The rear garden has a large paved terrace with raised beds and steps leading to the lawned garden. There is gravel parking to the front, and side access gate.

**THE PROPERTY – USEFUL INFORMATION:** Gobley Cottage is believed to be of late Victorian origins, and extended significantly in the 1980s with a two storey rear extension adding a new kitchen and principal bedroom; and again in 2018 by previous owners who added a further extensions further enlarging the kitchen/dining room, enlarging the first floor bedrooms and adding a fourth bedroom (Planning references: 16/03294/HSE & PP-04671459).

Whilst surveyors can confirm, it is our understanding that the original property was built of traditional brick and slate construction with varying roof lines. Extensions were carried out in both the 1980s and 2017/2018. The latest extension is believed to be of modern 21st century construction comprising brickwork elevations with insulated cavity walls under a slate tiled roof to match the original, with a small area of flat roofing (long lasting GRP ie fibreglass) between the gables (on the westerly side of the principal bedroom).

The windows are predominantly cottage style UPVC/aluminium double glazed. There is parking to the front and side of the property, and according to the Ofcom website, both Superfast (33 mbps) and Ultrafast (1800 mbps) broadband are available.

**SERVICES:** Gobley Cottage has mains electricity, oil central heating, septic tank drainage and mains water. It also has income generating solar panels and a water softener.

**BROADBAND:** (Source Ofcom) Ultrafast Broadband is available 1800 mbps download, 220 mbps upload

**FLOODING** (Source: Govt Environment Agency) Surface water, Rivers& Seas, Ground Water Risks: all very low.



Approximate Gross Internal Area = 157.4 sq m / 1694 sq ft  
(Excluding Void)



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.  
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