



Little Basing, Old Basing, Basingstoke, RG24 8AX

£799,950 Guide price - Freehold

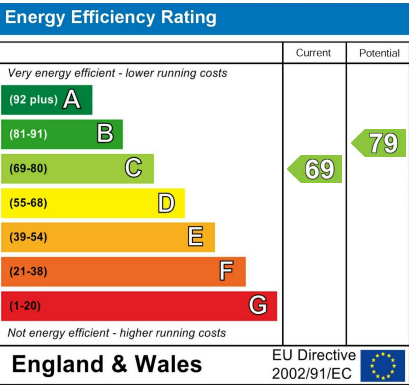




Apple Tree Cottage is a beautifully presented semi-detached home, perfectly positioned on one of Old Basing's most desirable roads. Tucked away in a peaceful cul-de-sac, this property enjoys a unique position on the street, offering scenic views across Millfield Nature Reserve. Generously extended and significantly improved, the property now offers over 2,100 sq ft of stylish and versatile living space. At the heart of the home lies a stunning 28-foot open-plan kitchen and dining area, complete with granite countertops, a classic Butler sink, limestone floor tiles, a striking lantern skylight, and bi-folding doors that open to the rear garden. Additional ground floor spaces include two inviting reception rooms, a cloakroom, utility room and an entrance porch. The living room is particularly impressive, featuring a vaulted ceiling, a charming log burner, and elegant oak flooring. Underfloor heating extends throughout the ground floor for added comfort. Upstairs, you'll find four well-proportioned bedrooms, including a master bedroom with an en suite shower room, as well as a contemporary family bathroom. The loft has been thoughtfully converted into a hobby room—accessible via a pull-down ladder—fitted with Velux windows, making it an ideal workspace or creative retreat. Outside, the property offers ample off-street parking, secured behind a traditional five-bar gate. The generous rear garden—approximately 125 feet in length—enjoys excellent privacy and has been landscaped into three distinct areas: a patio with BBQ and seating area, a serene pond with a waterfall overlooked by a timber summer house (complete with power and lighting), and an additional seating area with a garden shed. Homes of this quality, combining versatile living space, an exceptional standard of finish, and a desirable location, are rarely available. An early viewing is highly recommended to fully appreciate all that this property has to offer.

## Key Points and Features

- Beautifully presented semi-detached home on one of Old Basing's most sought-after roads, overlooking Millfield Nature Reserve
- Extended and upgraded to offer over 2,100 sq ft of stylish, versatile living space
- Stunning 28ft open-plan kitchen/dining area with granite worktops, Butler sink, limestone flooring, skylight, and bi-folding doors
- Two additional reception rooms, plus a cloakroom, utility room, and entrance porch
- Impressive living room with vaulted ceiling, oak flooring, and log burner
- Underfloor heating throughout the ground floor for added comfort



## Location

Nestled in a peaceful cul-de-sac, Apple Tree Cottage is just under two miles from Basingstoke's mainline station and junction six of the M3, offering excellent transport links. Nature lovers will appreciate the nearby River Loddon and Bartons Mill, just a five-minute stroll away, along with convenient access to local shops and amenities. Old Basing is situated on the East side of Basingstoke, with highly regarded schools in Old Basing Infants and St Mary's Junior School. It benefits from local shopping facilities and pubs.

## Tenure

Freehold

## Local Authority

Basingstoke and Deane Borough Council

## Council Tax

Band E

## Viewing Arrangements

Viewings are to be arranged via Barons Estate Agents, Basingstoke.

## Extra Services

Barons Estate Agents will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.