

MOOR COTTAGE, KINGSCLERE

Hampshire, RG20 4PB



CHARMING COTTAGE WITH EQUESTRIAN APPEAL

Set within mature gardens, this beautifully presented four-bedroom cottage offers light-filled living spaces, versatile family accommodation and an excellent range of equestrian facilities including paddocks, stabling and a garage.



Local Authority: Basingstoke and Deane

Council Tax band: E

Tenure: Freehold

Services: Mains electric and water. Oil fired central heating. Private drainage - septic tank.

About 5 acres

Guide Price: £1,200,000





CHARACTER, COMFORT & FLEXIBILITY

Thoughtfully enhanced and beautifully presented throughout, the accommodation extends to approximately 2,165 sq ft and is arranged over two floors. The principal reception room is a wonderfully generous open-plan space, providing clearly defined sitting and dining areas ideal for both everyday family life and entertaining. The heart of the home is a beautifully appointed country-style kitchen featuring shaker cabinetry, timber worktops, a traditional range cooker and ample storage. Beyond lies the impressive vaulted garden room, a light-filled space framed by exposed oak timbers and extensive glazing, with doors opening directly onto the terrace and gardens. Together, these spaces create a seamless environment for everyday living and entertaining. Further ground-floor accommodation includes a useful utility room and a versatile home office, which could also serve as an additional bedroom if required.











BEAUTIFULLY PRESENTED THROUGHOUT

The bedroom accommodation is particularly appealing. The ground-floor principal bedroom is a peaceful retreat, featuring elegant décor, fitted shutters and French doors opening directly onto the gardens, creating a wonderful connection with the surrounding landscape and allowing for tranquil views throughout the seasons.

On the first floor, the bedrooms are individual and thoughtfully designed making excellent use of the available space. A particularly attractive bedroom benefits from a large skylight that floods the room with natural light and provides a charming setting, complemented by an adjoining dressing area and stylish bathroom facilities, ideal for guests, older children or multi-generational living.

Throughout, the bedrooms have been beautifully presented in a calm, neutral palette, enhancing the cottage's inherent charm while offering comfortable and versatile accommodation for family and guests alike.













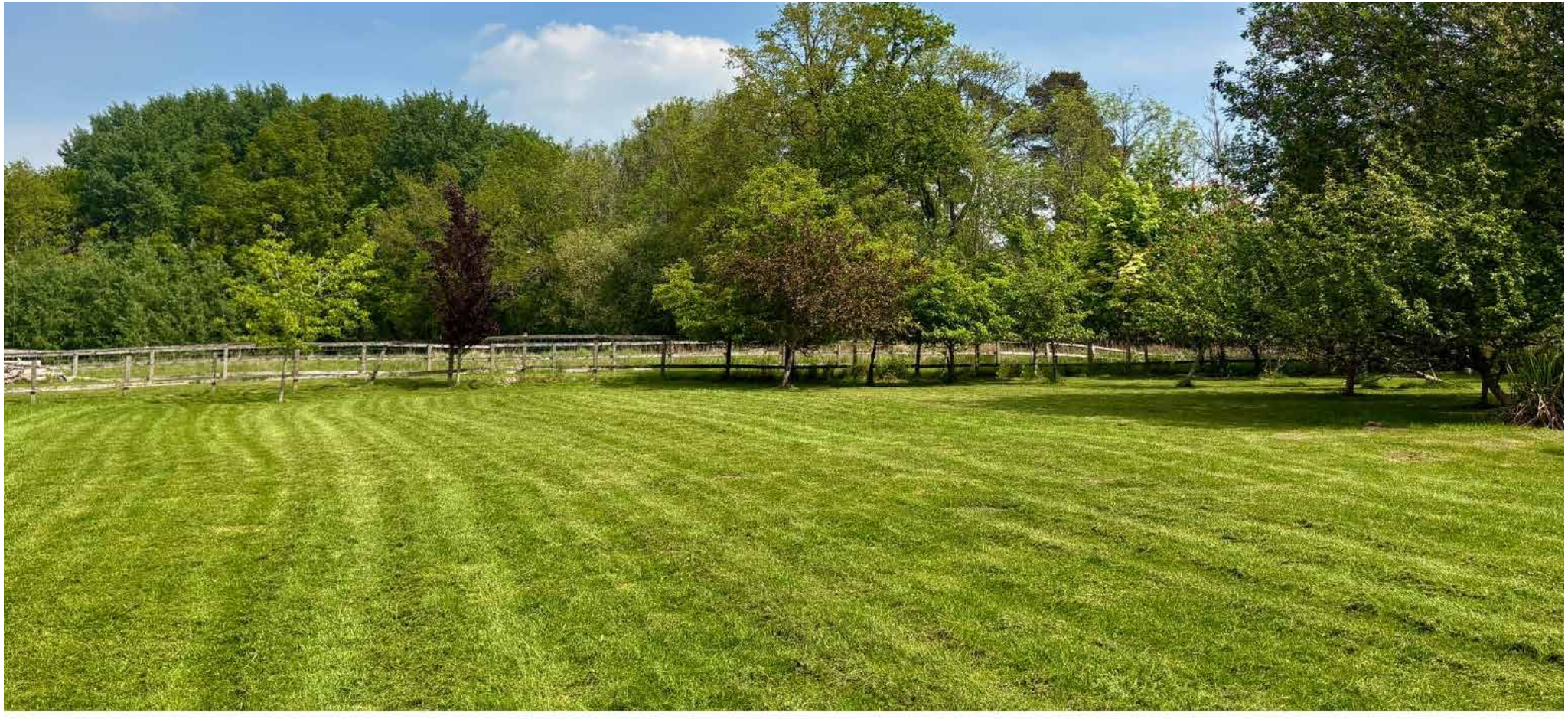


WOODLAND GARDENS & EQUESTRIAN GROUNDS

Outside, the property is accessed via a gated entrance on to a gravel driveway providing parking and there is a garage. The cottage is surrounded by a garden offering an attractive woodland garden outlook, a private terrace for outdoor dining and relaxation. The garden extends, via enchanting natural woodland style garden to an orchard. Beyond the garden is a secluded stable yard comprising three stable and a store/tack room. The stables are complements by two paddocks, one of around half an acre and the second which is just over three acres, where there is an open stable. The paddocks area accesses by track that crosses through the land which also provides access on to a local footpath.

The wonderful home offers an outstanding opportunity for those seeking a country lifestyle with horses or smallholding potential.











Approximate Floor Area = 201.1 sq m / 2165 sq ft
Outbuildings = 93.9 sq m / 1011 sq ft
Total = 295.0 sq m / 3176 sq ft



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)



Clive Moon

+44 1256 630 976

clive.moon@knightframk.com

Knight Frank North Hampshire

Matrix Housse, Basing View, Basingstoke, RG21 4FF

knightfrank.co.uk

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