

Dairy Cottage, Preston Candover

At home in Hampshire

Hellards

Dairy Cottage

PRESTON CANDOVER, HAMPSHIRE RG25 2DN

Guide Price: £795,000

- Detached Period Cottage (Unlisted)
- Packed with Character Features
- No Onward Chain
- Three Double Bedrooms plus Annexe/Extended Ground Floor
- Garage and Carport
- Set in sought-after Preston Candover
- Flexible and Spacious Accommodation throughout
- Gardens to Front and Rear

Offered for sale with no onward chain, this characterful and spacious Georgian cottage is set in the highly sought after village of Preston Candover.

Having been extended, the property offers spacious and flexible accommodation throughout with character features such as beamed walls and ceilings adding charm and appeal. The entrance hall is to the rear and the kitchen/breakfast room is a good size, with a larder cupboard and original bread oven. Off the kitchen is the dining room with a wonderful brick floor, an inglenook fireplace and the original front door.

Through from the dining room is the sitting room with a fireplace and a door back through to the rear hall and cloakroom. A further door from the sitting room leads through to the extension, which includes a study and garden room that connects the house with the Victorian barn/dairy that has been converted and could be used as separate accommodation as it comprises a kitchenette, sitting room, bathroom and spiral stairs to a mezzanine room.

Stairs from the rear hallway lead up to the landing, which is a light and airy space with access to the three bedrooms and the bathroom. The main bedroom features an impressive fireplace and also wonderful views across fields to the front. The second bedroom is also a nice sized double with polished wood floors and the third bedroom is a smaller double/large single room.

There is also a good sized cellar accessible from the sitting room.













Outside, the main garden is to the front of the house, laid to lawn with mature hedges providing privacy. The garden benefits from views over the fields to the front. To the rear is a small courtyard garden, and up some steps to a lawned area with a path leading to the garage, shed and carport. There is parking for two cars on the driveway.

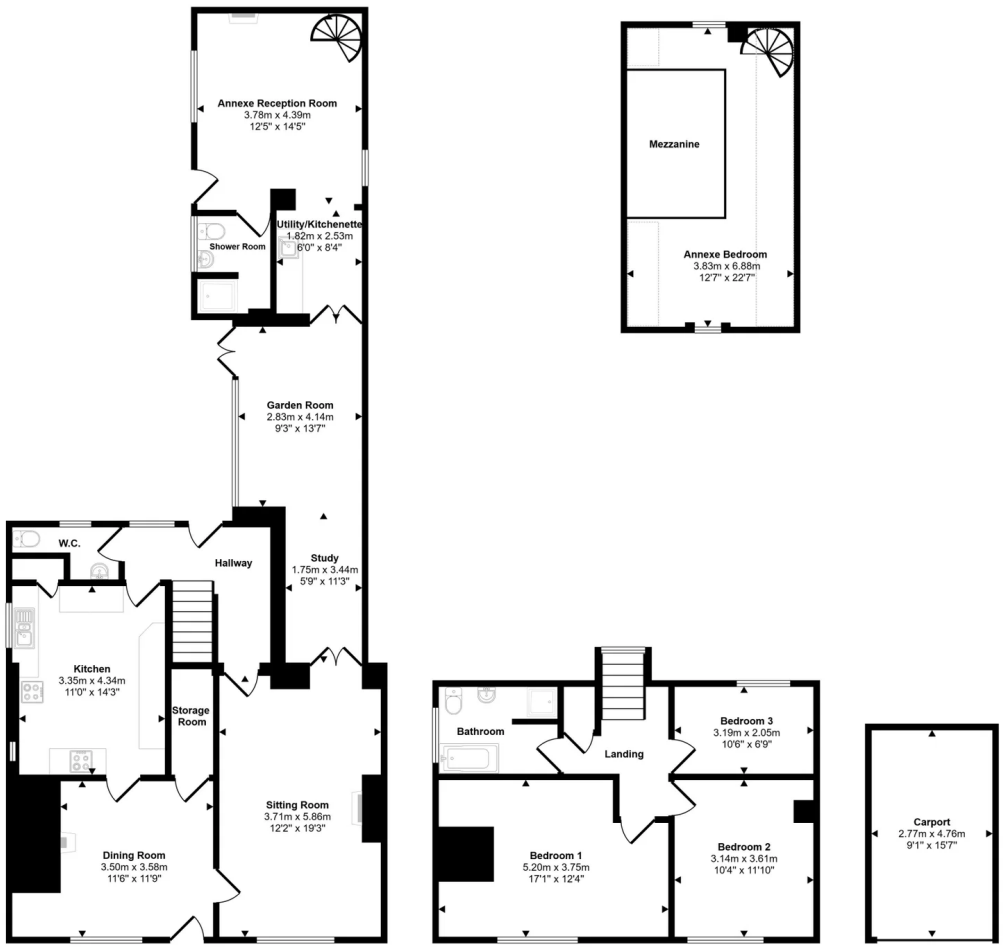
Preston Candover is a pretty Hampshire village with a thriving community benefitting from a community post office/store, tennis club, a well regarded primary school, a church and well known pub. The village sits in an attractive, tranquil area with good road communications to Basingstoke and the Georgian town of Alresford, which provides good day-to-day facilities including a range of independent shops, restaurants and inns located in stunning surrounds on the edge of the South Downs National Park. The cathedral city of Winchester is about 13 miles away and there are mainline rail services to London from both Winchester and Alton. Southampton airport is approximately 40 minutes' away by car. The M3 junction 7 is approximately 12 minutes away, with Basingstoke Station being approximately 17–20 minutes. The A34 north-south is approximately 17 minutes away, with the A303 west is approximately 15 minutes.

SERVICES
Mains electricity and water. Oil fired central heating, private drainage. The septic tank is shared with two other properties.

LOCAL AUTHORITY
Basingstoke & Deane Council
Council Tax Band: F

DIRECTIONS
From Alresford, take the B3046 towards Old Alresford. Follow the road for two miles and take the right hand turn onto Spiers Lane. After 4 miles, turn right at the T-junction and follow the road through the village, past The Pub. The house will be found on your right as you approach the end of the village.
What3words: ///proves.reframe.bracelet

Approx Gross Internal Area
200 sq m / 2156 sq ft



Ground Floor
Approx 118 sq m / 1273 sq ft

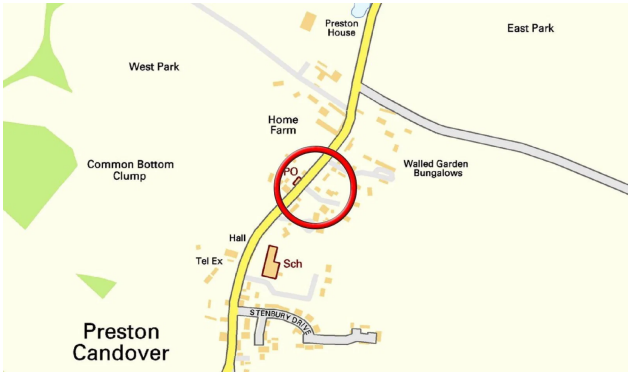
First Floor
Approx 69 sq m / 740 sq ft

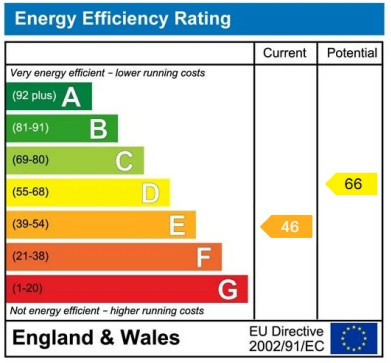
Garage
Approx 13 sq m / 142 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepred as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittigs 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.