



**Connells**

Apple Cottage The Street  
Old Basing Basingstoke



# Apple Cottage The Street Old Basing Basingstoke RG24 7BX

for sale  
**£485,000**



## Property Description

Located in the heart of Old Basing, opposite St Mary's Church and within a short distance of local pubs, scenic walks, local amenities, transport links and outstanding schools. Basingstoke Town Centre, M3 junction 6 and mainline train station are all within a short distance. This renovated cottage retains all of its historic charm, whilst offering clean and modern conveniences.

AGENTS NOTE: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

## Reception Hallway

16' 4" (max) x 8' 5" (max) ( 4.98m (max) x 2.57m (max) )

Glass panel front door, double glazed window to front aspect, double glazed window to side aspect, cupboard housing gas boiler, exposed beams, stairs to first floor, door to:

## Lounge

13' 2" x 11' 10" ( 4.01m x 3.61m )

Brick built open fireplace with log burner, double glazed windows to side and rear aspects, exposed beams, door to:

## Kitchen

10' (max) x 7' 7" (max) ( 3.05m (max) x 2.31m (max) )

Roll top work surfaces with cupboards and drawers under and cupboards over, one and a half bowl stainless steel sink with drainer and mixer tap, double glazed window to rear aspect, stable door leading to garden, space for washing machine, space for cooker, space for upright fridge-freezer, doorway to:

## Dining Room

13' 7" x 8' 5" ( 4.14m x 2.57m )

Vaulted ceiling with exposed beams, double glazed French doors leading to rear garden.





## Upstairs

## Landing

Exposed beams, loft access, doors to:

### Bedroom One

13' x 10' 2" ( 3.96m x 3.10m )

Double glazed window to side aspect, exposed beams, full width fitted wardrobe with mirrored sliding doors, free standing bath with mixer tap and shower attachment.

### Bedroom Two

10' 7" x 8' 7" ( 3.23m x 2.62m )

Double glazed window to front and side aspects, vaulted ceiling with exposed beams, two storage cupboards.

## Shower Room

Fully tiled shower cubicle, low level WC, vanity wash hand basin, double glazed frosted window to side aspect, heated towel rail, fully tiled floor and walls.

## Outside

### Rear Garden

The rear garden is a particular feature of this property as it back onto a apring which is believed to be a former local fish farm. The garden comprises part patio and part shingle, fully enclosed, timber-built shed, outside tap, timber-built wood store, timber-built summer house, gate leading to a seating area which overlooks the spring/ former fish farm at the rear.

### Summer House

9' 3" x 9' 2" ( 2.82m x 2.79m )

Timber-built summer house with power and light.

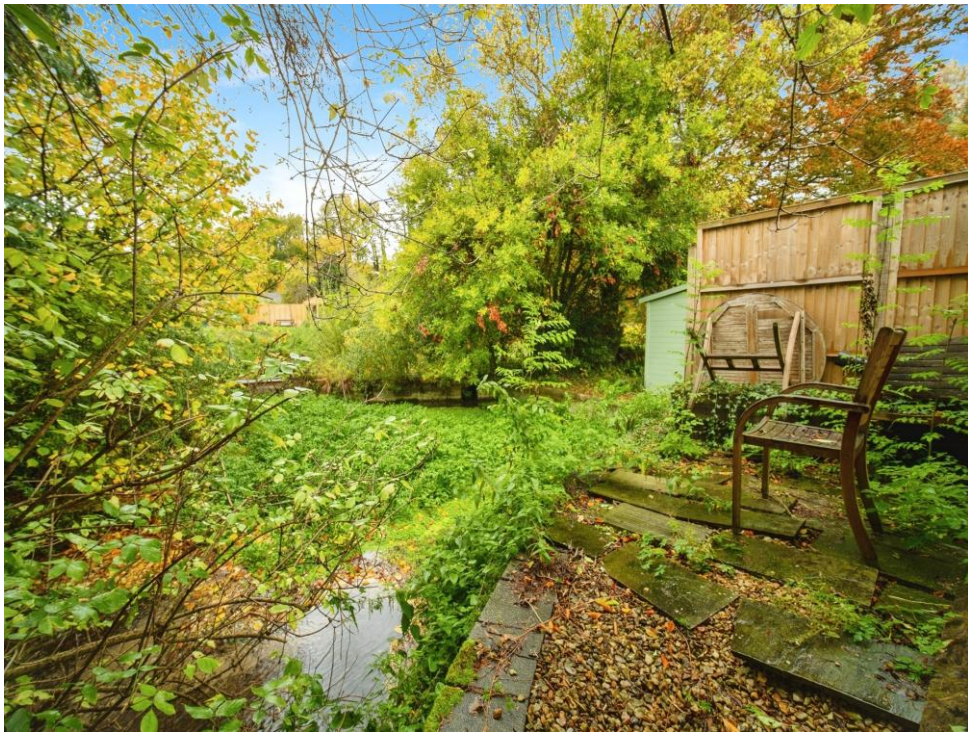
### Parking

27' x 7' 9" ( 8.23m x 2.36m )

Gravel driveway parking which can be found to the front of the property.



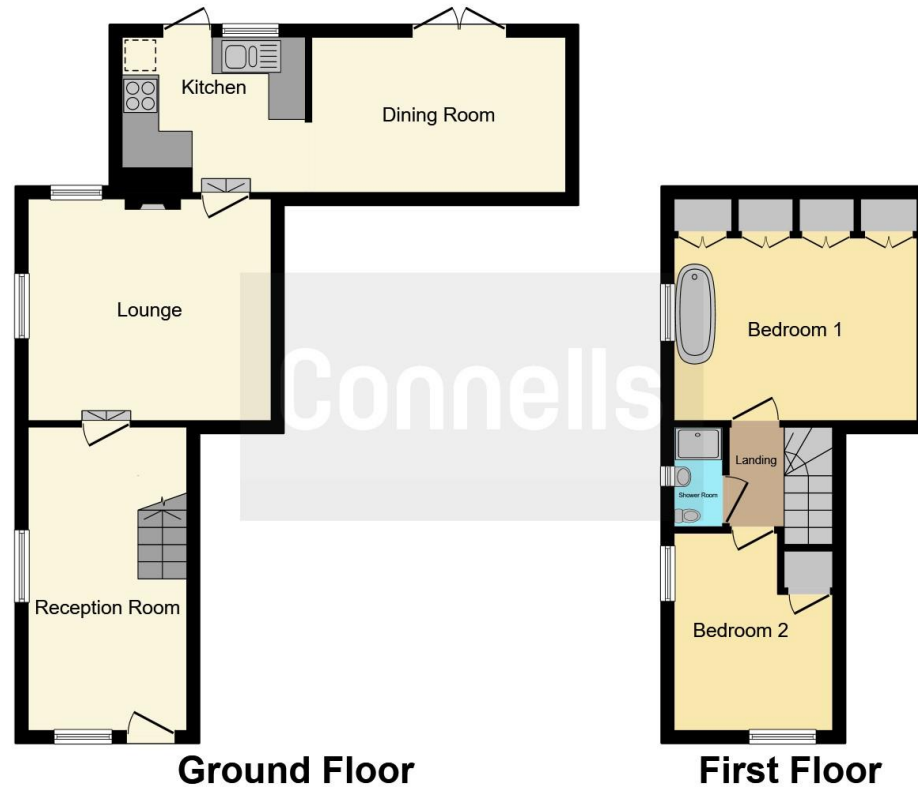












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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1 Wote Street  
 BASINGSTOKE RG21 7NE

EPC Rating: E Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BTK314364](http://connells.co.uk/Property/BTK314364)**



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