



Connells

The Street
Old Basing Basingstoke



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.

Entrance Porch

Frosted window to both side aspects, door to:

Lounge

Exposed beams, double glazed window to front aspect, double glazed French doors to rear garden, brick-built open fireplace (unused), door with stairs leading to first floor landing, door leading to kitchen/diner, door to:

Dining Room

Double glazed windows to front and side aspects, exposed beams, access to cellar (not inspected).

Kitchen/Diner

Roll top work surfaces with cupboards and drawers under and cupboards over, fitted four ring electric hob with electric oven under and hood over, free-standing Rayburn cast iron stove, cupboard housing gas boiler, fully tiled

floor, ceramic sink with drainer and mixer tap, double glazed windows to both side aspects, double glazed glass panel door to rear garden, concealed dishwasher, concealed washing machine, concealed upright fridge-freezer, loft access, door to:

Cloakroom

Low level WC, corner wash hand basin, part tiled walls, fully tiled floor, frosted window to side aspect.

Upstairs

Landing

Linen cupboard, double glazed window to side aspect, loft access, doors to:

Bedroom One

Double glazed window to front aspect, double wardrobe.

Bedroom Two

Double glazed window to front aspect.

Bedroom Three

Double glazed window to rear aspect, double wardrobe, fitted bookshelves.

Bathroom

Panel enclosed bath, low level WC, fully tiled shower cubicle, vanity wash hand basin, fully tiled walls, frosted window to rear aspect.

Outside

Rear Garden

The rear garden is a particular feature of this property and comprises of two small patio areas, remainder laid to lawn with flower and shrub borders, timber-built summer house, greenhouse, outside tap, apple tree, timber-built shed. The garden enjoys a degree of privacy and backs onto a natural spring.

Parking

The property benefits from having off road parking for 2 cars. Please note that the access width to this parking measure 7' 4"









Ground Floor



First Floor

Total floor area 110.3 m² (1,187 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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1 Wote Street
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EPC Rating: Awaited
 Council Tax Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BTK314570



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