



Tunworth
Basingstoke

McCarthy
Holden



The Old Post Office

Tunworth, Basingstoke

A charming four-bedroom cottage in an idyllic rural position in the sought-after village of Tunworth, with stunning views across the picturesque fields of the Herriard Estate with no onward chain.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: F

- Beautiful Countryside Views
- No Onward Chain
- Four Bedrooms
- Two Bathrooms
- Kitchen Breakfast Room
- Dining Room
- Garden
- Double Carport with two Rooms Above
- Studio/Summer House

McCarthy
Holden



This charming four-bedroom cottage occupies an idyllic rural position in the sought-after village of Tunworth, enjoying stunning far-reaching views across the picturesque fields of the Herriard Estate. The property combines traditional character with well-proportioned accommodation and is conveniently situated for local amenities and is offered to the market with **no onward chain**.

An entrance hall leads into a beautifully proportioned living room, featuring a charming log burner that creates a warm and inviting atmosphere, ideal for cosy evenings at home. The fitted kitchen/breakfast room benefits from partially integrated appliances and an Rayburn, flows into the dining room and a further reception room, currently used as a study. A well-appointed shower room completes the ground floor accommodation.

Upstairs, there are four bedrooms, all of which enjoy magnificent views across the surrounding countryside. The first floor also provides a family bathroom and a separate fitted WC.

Outside, the beautiful enclosed cottage garden is predominantly laid to lawn and complemented by mature planting, established flower beds, shrubs and trees. The garden enjoys wonderful views over the neighbouring fields and features a pretty summer house, providing an idyllic spot from which to sit and take in the peaceful surroundings, together with a greenhouse.

A detached double carport provides useful covered parking. To the side of the carport is a shed/utility beneath stairs leading to two rooms above, offering excellent potential for a variety of uses, subject to any necessary consents.





The Old Post Office, Tunworth, Basingstoke, RG25

Approximate Area = 1225 sq ft / 113.8 sq m (excludes carport)

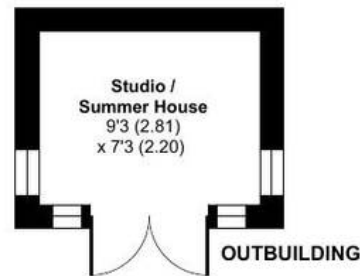
Limited Use Area(s) = 42 sq ft / 3.9 sq m

Annexe = 410 sq ft / 38 sq m

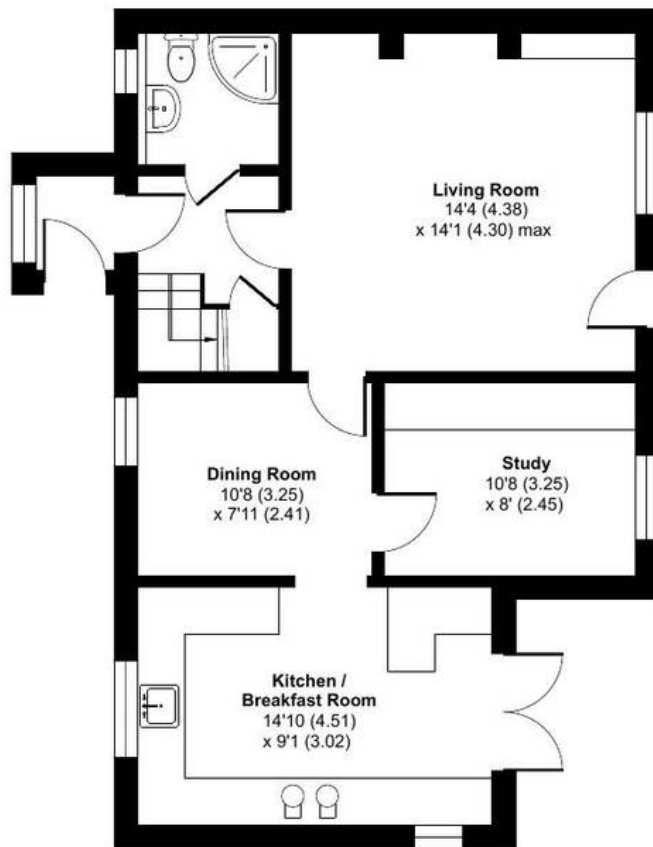
Outbuilding = 67 sq ft / 6.2 sq m

Total = 1744 sq ft / 161.9 sq m

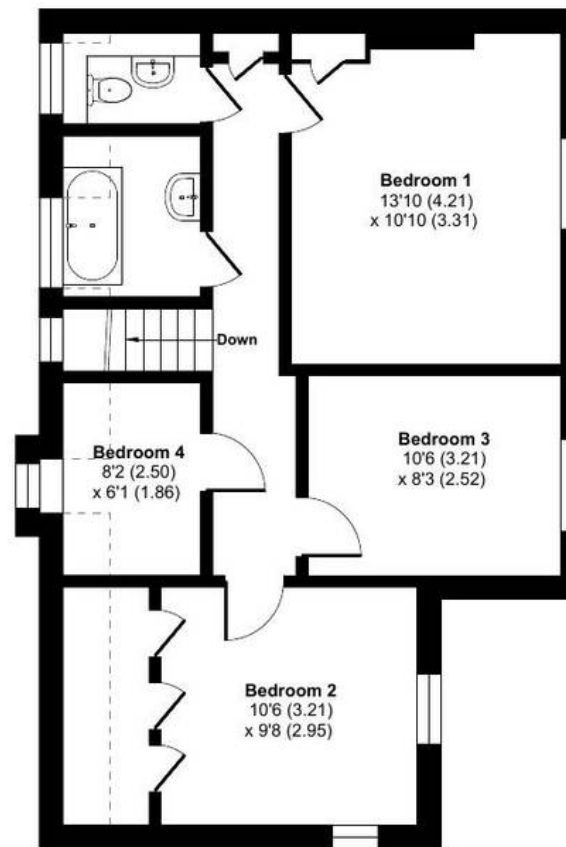
For identification only - Not to scale



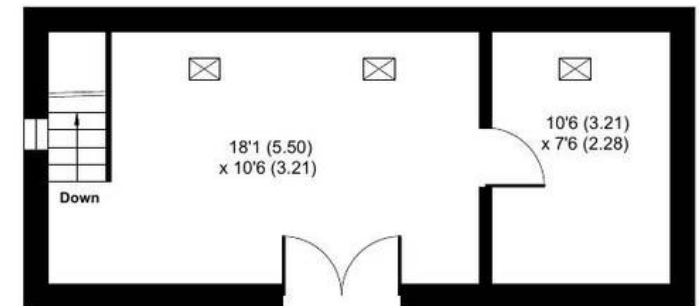
Denotes restricted head height



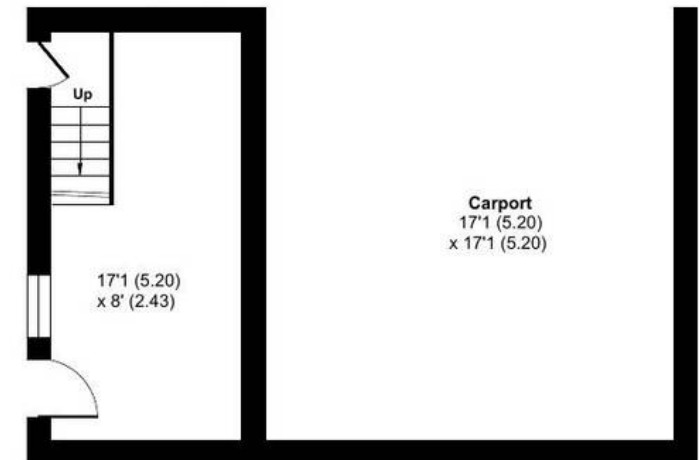
GROUND FLOOR



FIRST FLOOR



ANNEXE FIRST FLOOR



ANNEXE GROUND FLOOR







McCarthy Holden Odiham

McCarthy Holden, 95 High Street - RG29 1LA

01256 704851 • odiham@mccarthyholden.co.uk • www.mccarthyholden.co.uk

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.