



**Connells**

Apple Cottage 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.

## 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 spring 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 )

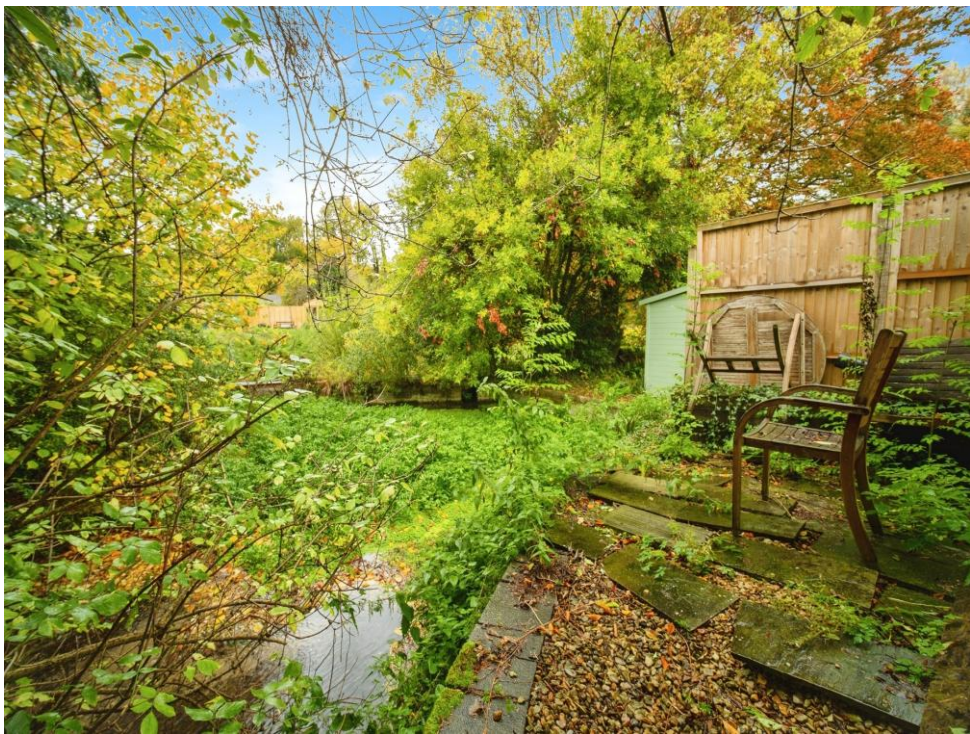
Timber-built summer house with power and light.

### Parking

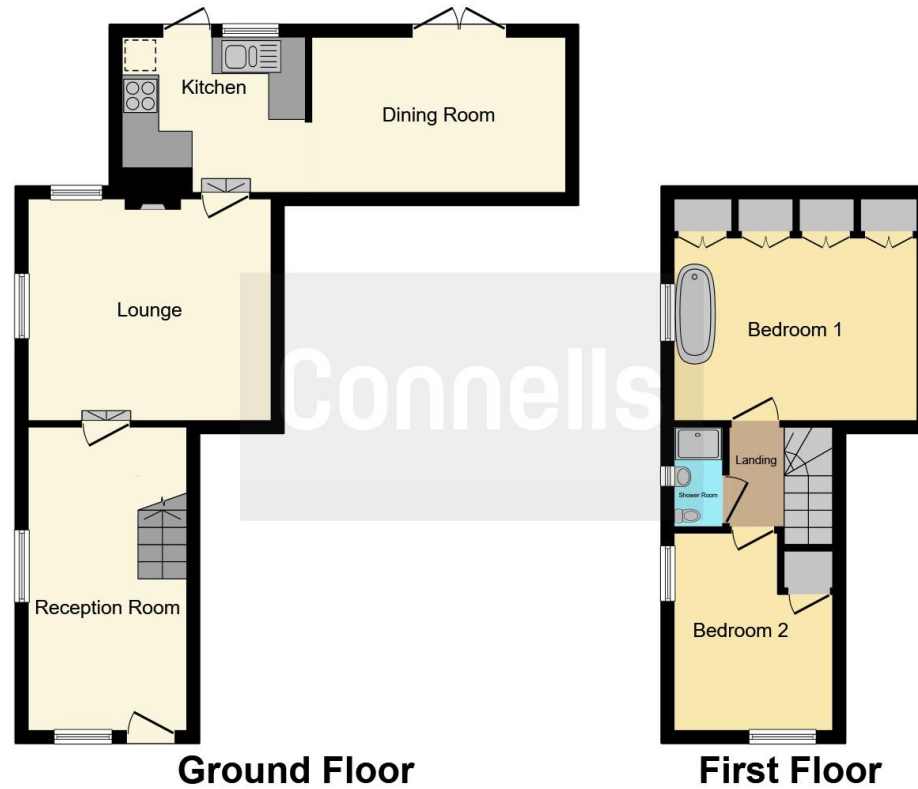
27' x 7' 9" ( 8.23m x 2.36m )

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)

To view this property please contact Connells on

**T 01256 464566**  
**E [basingstoke@connells.co.uk](mailto:basingstoke@connells.co.uk)**

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)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BTK314364 - 0011