



Because property is personal with...

Winston Avenue, Tadley

Belvoir

Offers in excess of £500,000



Key Features

- Period detached cottage
- Three bedrooms
- Two reception rooms
- Period features
- Double garage
- Car port
- EPC rating TBC
- Freehold





A charming detached period cottage occupying a generous and private plot, approached through its own gated grounds and offering three bedrooms, three reception spaces, a double garage and carport. Offered with no onward chain and available by informal tender.

Back Lane Cottage is an attractive and individual detached period home, discreetly positioned off Winston Avenue in Tadley. Set back from the road within generous private grounds, the property offers an unusual combination of character, outside space and versatile accommodation.



The approach begins with a block-paved driveway providing ample off-road parking and access to the double garage and carport. From here, a wooden gate opens with the approach continuing through the garden towards the cottage itself. The white exterior and traditional detailing immediately give the property an attractive period appearance and a real sense of individuality.

The accommodation begins with an entrance into the first of two reception spaces, featuring a traditional fireplace and providing an inviting introduction to the home. This leads through to a substantial main living room, with a further room providing considerable flexibility for use as an office or study.

The kitchen is fitted with a comprehensive range of units and provides good storage and preparation space. This leads through to a separate utility area and onwards to a ground-floor cloakroom. A side door positioned adjacent to the cloakroom provides convenient direct access into the garden.



On the first floor, the accommodation comprises three bedrooms. There is a smaller box bedroom, a well-proportioned double bedroom and an impressive principal suite.

The principal bedroom is particularly generous and comprises a large double bedroom together with its own dedicated dressing room and a substantial en-suite shower room, creating an excellent private suite within the cottage.

Outside

One of the defining features of Back Lane Cottage is its outside space. The property sits within a generous and established plot, offering a high degree of privacy and predominantly laid to lawn.

The gated approach and positioning of the cottage within its grounds create an attractive sense of separation from the road, while the garden provides plenty of opportunity for buyers wishing to make the most of the outside space.

In addition to the double garage and carport, there is a separate wood store situated within the grounds, providing useful storage and potential for a variety of uses, subject to any necessary permissions.

The property benefits from gas central heating, mains services and mains drainage. We have also been advised that the drains and water supply within the grounds have recently been replaced as part of insurance works.





Location - Winston Avenue, Tadley

Winston Avenue is situated within the popular Hampshire town of Tadley, offering convenient access to the town's extensive range of everyday amenities while also being within easy reach of the surrounding countryside.

Tadley provides a good selection of shops and services, including supermarkets, independent retailers, cafes, restaurants, leisure facilities and schooling for a range of ages. The nearby towns of Basingstoke and Newbury provide a wider range of shopping, leisure and employment opportunities.

For commuters, road connections provide access towards Basingstoke, Reading and Newbury, while nearby railway stations at Bramley and Basingstoke offer services towards Reading and London. The surrounding area also provides an excellent selection of countryside, woodland and walking routes.

Informal Tender

Back Lane Cottage is being offered for sale by informal tender, with the property marketed for a fixed calendar-month period.

During this period, prospective purchasers are encouraged to view the property, undertake their own investigations and obtain any relevant quotations for works they may wish to carry out. This is intended to provide buyers with sufficient opportunity to properly assess the property and submit a considered and reliable offer.



At the end of the marketing period, all offers received will be presented to the vendor, who will then consider the price, position and circumstances of each prospective purchaser before providing their feedback and making a decision.

This is not a sealed-bids process. Buyers are not being asked to submit offers without the opportunity to properly investigate the property. We encourage all interested parties to view the home, consider any associated costs or works and make an offer based upon their own assessment.

The property is offered to the market with no onward chain.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

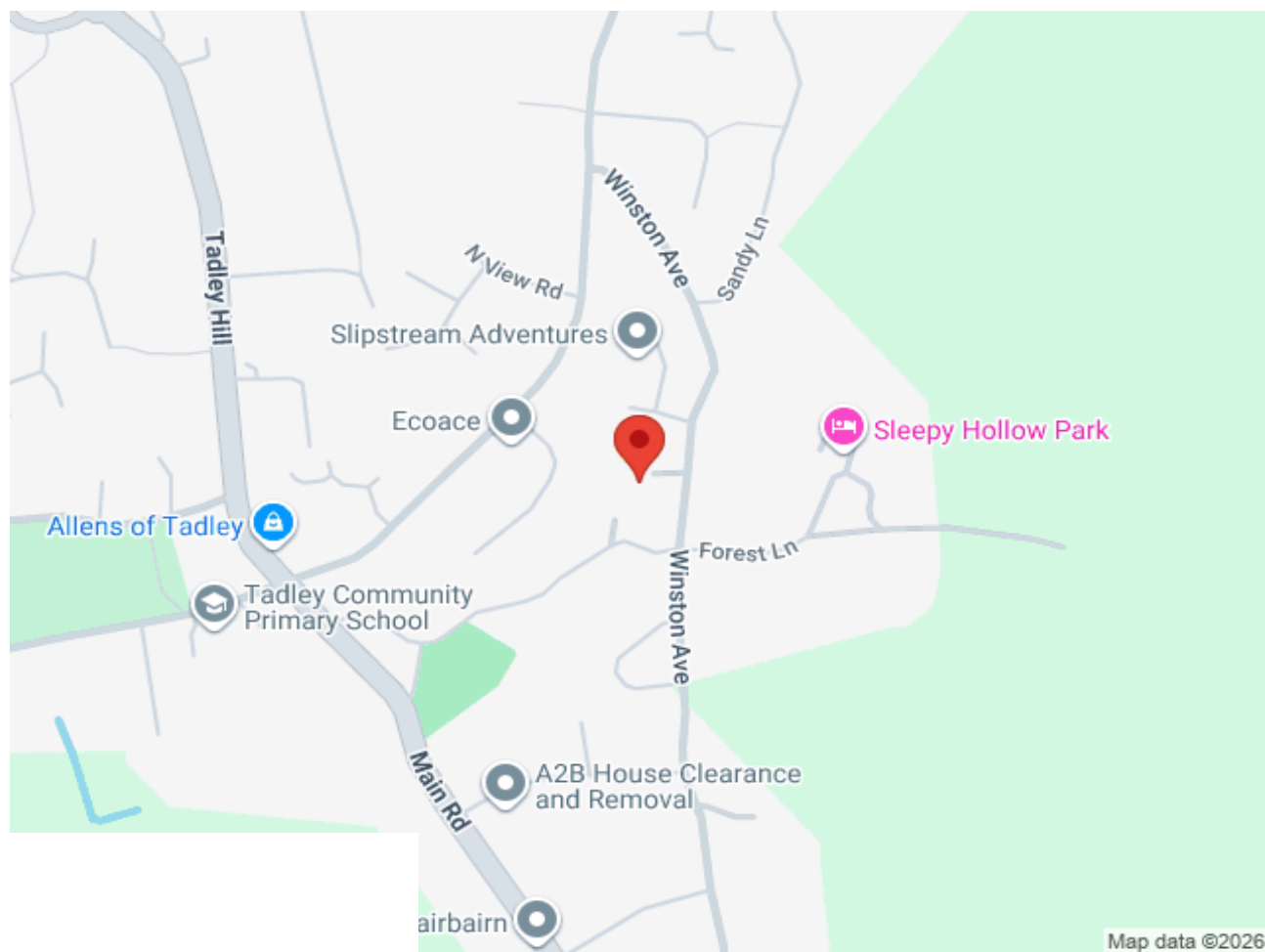
We can refer you onto Mortgage Advice Bureau for help with finance. We may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Juno or Rowberry Morris. We may receive a fee of £250.00 if you use their services.

Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.









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