



Tunworth
Basingstoke

McCarthy
Holden



Mulberry Cottage

Tunworth, Basingstoke

A delightful Grade II Listed cottage, situated within the idyllic rural village of Tunworth, enjoying stunning countryside views across the Herriard Estate fields. No onward chain.

Council Tax band: E

Tenure: Freehold

- No Onward Chain
- Beautiful Countryside Views
- Four Bedrooms
- Two Bathrooms
- Kitchen/Dining Room
- Living Room
- Garden Room
- Garden
- Gated Driveway





This delightful Grade II Listed cottage is situated within the idyllic rural village of Tunworth, enjoying stunning countryside views across the Herriard Estate fields. Full of character and charm, Mulberry Cottage is conveniently located within easy reach of local amenities and is offered to the market with no onward chain.

A light and airy entrance hall welcomes you into the cottage and leads through to a beautifully proportioned living room featuring exposed wooden beams and a charming log burner, perfect for cosy evenings. The living room flows seamlessly into a generous fitted kitchen/dining room with breakfast bar, integrated appliances, and a light-filled garden room beyond, with doors opening onto the rear garden. There is also a useful utility room and downstairs cloakroom.

Upstairs, there are four bedrooms, all enjoying magnificent countryside views, with one currently used as a study. The principal bedroom benefits from an en-suite shower room, while bedroom two features a built-in wardrobe. A family bathroom with over-bath shower completes the first floor accommodation.

The garden room opens onto a patio, ideal for entertaining family and friends or simply relaxing with a good book on summer days. Steps lead up to the stunning cottage garden, which is mainly laid to lawn with mature planting, flower beds, shrubs, and trees, overlooking open fields.

To the front of the property is a gated driveway providing parking for several vehicles.





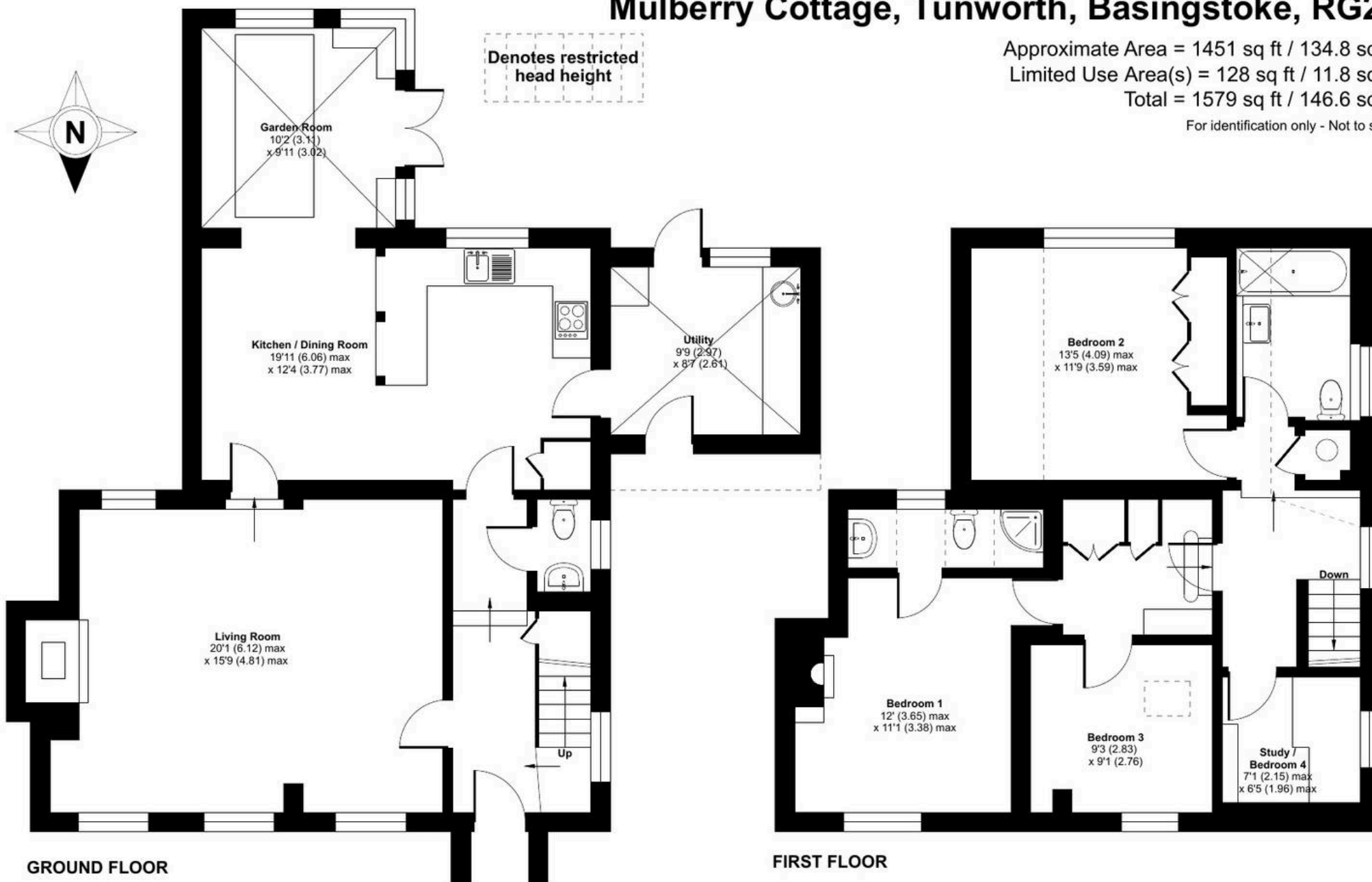
Mulberry Cottage, Tunworth, Basingstoke, RG25

Approximate Area = 1451 sq ft / 134.8 sq m

Limited Use Area(s) = 128 sq ft / 11.8 sq m

Total = 1579 sq ft / 146.6 sq m

For identification only - Not to scale







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.