



MITCHELL'S COTTAGE

Hill Road, Oakley, Hampshire, RG23 7HS



DELIGHTFUL PERIOD HOME WITH EXCEPTIONAL GARDEN

Mitchell's Cottage is a delightful Grade II listed Georgian period home, in an excellent village location, dating from the early 19th century, showcasing a beautifully balanced double-fronted façade.



Local Authority: Basingstoke and Deane

Council Tax band: G

Tenure: Freehold

Services: All mains services



ELEGANT PROPORTIONS & PERIOD DETAILS THROUGHOUT

This charming home retains a wealth of original character throughout, with well-proportioned rooms reflecting its heritage. Internally, period features include open fireplaces, decorative ceiling roses and intricate cornicing, all of which combine to create a refined yet inviting atmosphere. The accommodation is both versatile and generous, extending to a welcoming sitting room, alongside a second reception room offering further flexibility for formal entertaining or relaxation, which has a gas fired wood burner effect fire incorporated in the original fireplace. A dedicated study provides an ideal space for home working, enjoying a pleasant outlook and direct access to the garden. The family kitchen is well arranged and forms the heart of the home, opening through to a dining room that offers an excellent space for everyday family life and entertaining. There is also a complementary utility room where there is a cloakroom and side access to a courtyard. There is also a sizeable cellar.







To the first floor, the principal bedroom is a particularly elegant and well-proportioned space, enjoying a dual aspect with sash windows that allow for excellent natural light. This room retains its period charm with decorative cornicing and a ceiling rose and benefits from an en suite. Three further bedrooms provide equally comfortable accommodation, each individually styled yet unified by a sense of light, balance and character. These rooms benefit from pleasant outlooks and traditional detailing, creating restful and inviting spaces well suited to both family living and guest accommodation. The layout offers flexibility, with rooms ideal for children, guests or additional workspace if required. The bedrooms are served by a beautifully presented bathroom, featuring both a freestanding bath and separate shower, finished in a classic style that enhances the age and character of the house.







CHARMING, WELL-ESTABLISHED GARDENS

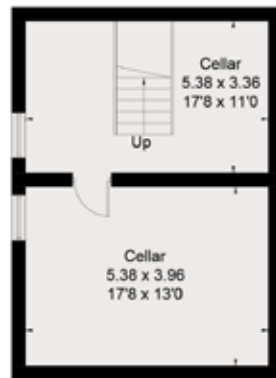
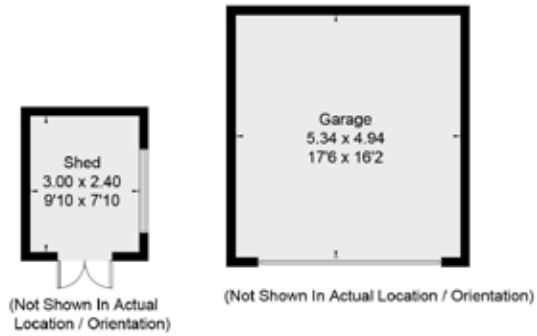
The gardens are a particular highlight of Mitchell's Cottage, thoughtfully landscaped to create a series of attractive and usable outdoor spaces. Immediately to the rear of the house is a charming brick-paved terrace, ideal for al fresco dining and entertaining, with steps rising to an expansive lawn. The garden is beautifully established, with well-stocked borders, mature shrubs and a variety of trees providing both colour and privacy. More ornamental areas feature gravelled beds, planting displays and tucked-away seating spots, while the overall plot offers a wonderful sense of seclusion, complemented by the presence of a garage plus two car parking spaces and useful garden shed.

This is a truly special home combining period elegance with practical family living in an exceptional setting.

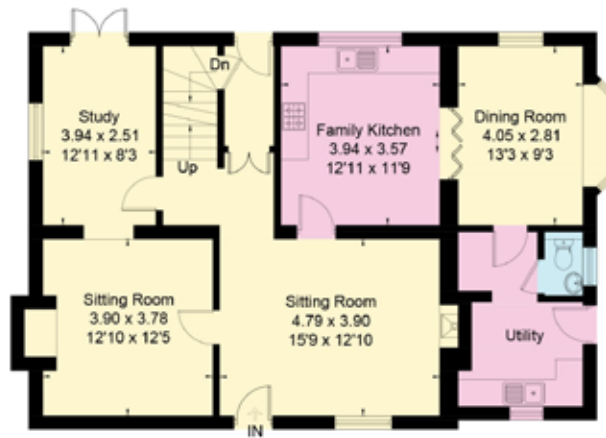




Approximate Floor Area = 193.5 sq m / 2083 sq ft
 Cellar = 40.7 sq m / 438 sq ft
 Garage = 26.5 sq m / 285 sq ft
 Total = 260.7 sq m / 2806 sq ft (Excluding Shed)



Lower Ground Floor



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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