



May Cottage, Brown Candover

At home in Hampshire

 Hellards

May Cottage, 43 Brown Candover

ALRESFORD, HAMPSHIRE, SO24 9TN

Offers in Region of £1,000,000

- Charming Period Property
- Pretty Candover Valley Location
- Lovely Countryside Views
- Plenty of Versatile Accommodation
- 4 Bedrooms and 3 Bath/Shower Rooms
- Large Lawned Gardens
- Overall Plot Size 0.86 Acre
- No Onward Chain

A charming period property set in an attractive position on the edge of this popular village in the picturesque Candover Valley. This delightful cottage retains many character features, including fireplaces with wood-burning stoves, beamed ceilings and an AGA in the kitchen. There is plenty of versatile accommodation, making it ideal for family living and entertaining. The cottage is situated on the edge of the village and has a large, secluded garden and lovely views over neighbouring fields.

The cottage is approached from the gravel driveway, a lavender bordered path leading to the front door. You enter the property through the porch which leads onto the spacious double aspect kitchen/dining room, which is the heart of the home. Slate flooring, shaker-style units, a built-in dresser, and an AGA add character to the room, as does the fireplace with wood-burning stove. Off the kitchen is a utility room, cloakroom and study.

Please note the study is subject to a flying freehold from the neighbouring property The generously proportioned sitting room straddles the depth of the house, with built-in storage, a fireplace with wood-burning stove, and stairs to the first floor. Double doors lead through to a hallway, where there is a shower room and adjoining storeroom. Wooden ladder stairs lead up to a spacious loft room. A wonderful South facing garden room enjoys a sunny aspect, with French doors opening to the garden.

Stairs from the sitting room lead up to the first floor landing, where there is a window and eaves storage.





The principal bedroom has built-in wardrobes, an en-suite shower room and dual aspect windows with views over the garden. The second bedroom is also a double room, with built-in wardrobes/storage. The third bedroom is a single room with built-in storage, whilst the fourth bedroom is fitted with a built-in cabin bunk. There is a family bathroom, with eaves storage.

Outside, the property is approached via a 5-bar gate and gravel driveway to a parking area in front of the house. There is an integral carport and adjoining storage room with wooden doors. The garden sweeps around the property, with a large lawned front garden, a side garden with views over fields/paddocks and a rear garden.

Brown Candover is located in the beautiful Candover Valley. It is surrounded by farmland and lovely countryside with a good choice of walks and long distance footpaths close by. The nearby village of Preston Candover has a highly regarded local Primary School, a well-known pub/restaurant and a village shop. A bus service runs to and from the nearby market town of Alresford, with its eclectic mix of independent shops and restaurants and Perins Secondary School. More extensive facilities can be found in Basingstoke (approx. 12 miles away), and the cathedral city of Winchester (approx. 9 miles away). Mainline rail services to London Waterloo are available from Winchester, Basingstoke and Micheldever Station.

SERVICES

Mains water and electricity are connected. There is an oil-fired boiler. The private drainage system (septic tank) is located within the garden and services 3 other neighbouring properties.

LOCAL AUTHORITY

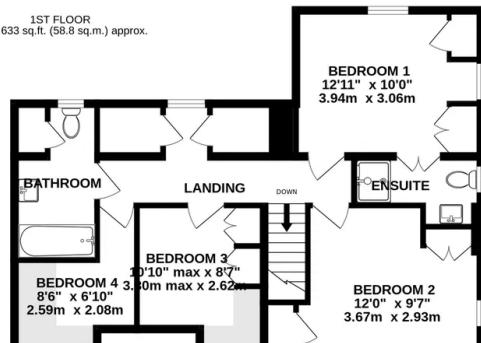
Basingstoke and Deane Borough Council
Council Tax Band: F

DIRECTIONS

From Winchester take the A33 heading towards Basingstoke past Kings Worthy until you reach a small section of dual carriageway. After about 200 yards turn right towards Northstoke. Go under the M3 and head for the Candovers until you get to the T-junction and the Woolpack Inn. Turn left onto the B3046 and continue along the road into Brown Candover. May Cottage will be found on the right hand side.

What3Words///bordering.craters.announced

1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



DOWN

BEDROOM 1
12'11" x 10'0"
3.94m x 3.06m

ENSUITE

DOWN

BEDROOM 3
10'10" max x 8'7"
3.30m max x 2.62m

BEDROOM 2
12'0" x 9'7"
3.67m x 2.93m

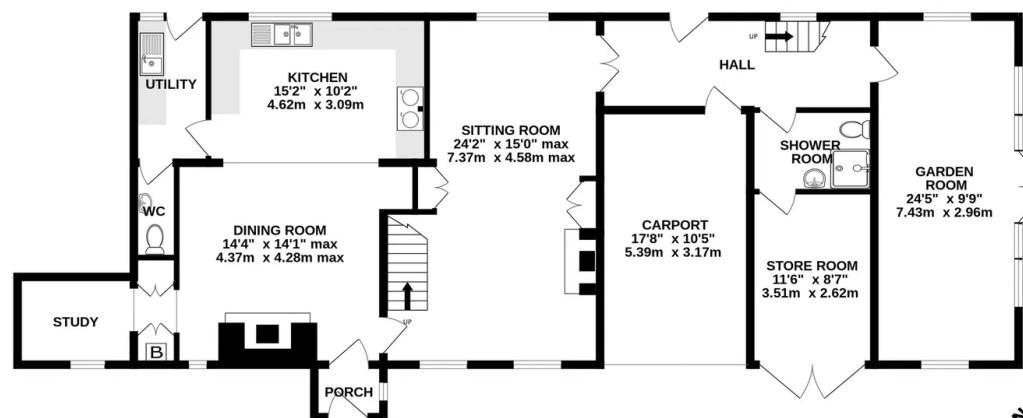
UP

DOWN

LOFT ROOM/ STUDIO
12'4" x 17'3" max
7.40m x 5.25m max

LOFT ROOM
416 sq.ft. (38.7 sq.m.) approx.

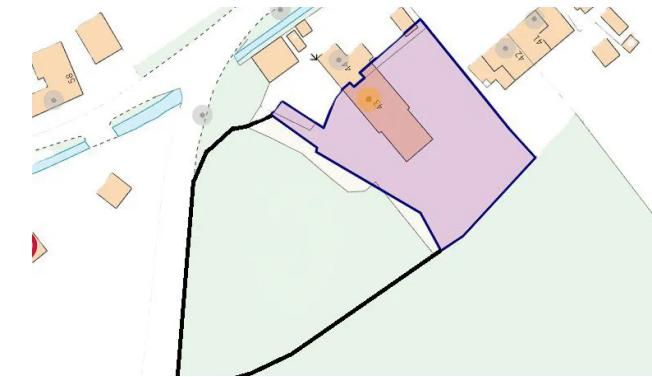
GROUND FLOOR
1531 sq.ft. (142.2 sq.m.) approx.



TOTAL FLOOR AREA : 2580 sq.ft. (239.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D		
(39-54) E		53
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales		
EU Directive 2002/91/EC		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has NOT been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.