

WESTERN COTTAGE, MONK SHERBORNE

Hampshire, RG26



TIMELESS CHARM & CONTEMPORARY LIVING

A charming period cottage combining distinctive architectural character with tasteful contemporary styling, offering beautifully balanced accommodation, thoughtfully updated for modern living while retaining an abundance of original charm.



Local Authority: Basingstoke & Deane

Council Tax band: G

Tenure: Freehold

Serivces: Mains water and electricity. Gas central heating. Mains drainage.

Guide Price £1,050,000





A COTTAGE OF CHARACTER & COMFORT

Western Cottage is distinguished by its white-painted façade, Gothic-style arched windows and symmetrical frontage, giving it a timeless and highly attractive appearance. The ground floor offers two wonderful reception rooms, both warm and inviting, featuring elegant fireplaces, bespoke storage and a wood-burning stove that provides a natural focal point. The larger of the two reception rooms also enjoys direct access to the garden, enhancing the connection between the house and its surroundings. At the heart of the home is an impressive kitchen/breakfast room, beautifully fitted with handcrafted Plain English shaker-style cabinetry. Designed with both practicality and entertaining in mind, the space is centred around a large island with breakfast bar seating and incorporates an AGA, integrated oven, induction hob, wine cooler and fridge-freezer. A built-in dining area provides additional seating, while a roof lantern and multiple windows flood the room with natural light.

















SECLUDED RURAL VILLAGE LOCATION

Complementing the kitchen is a utility/laundry room and cloakroom, while a practical boot room provides secondary access to the property, ideal for returning from country walks and outdoor pursuits. The first floor provides four well-proportioned bedrooms, including an excellent principal bedroom suite, with the remaining bedrooms served by a beautifully appointed family bathroom. The bathrooms are finished in a timeless style, combining quality fittings with contemporary touches that complement the character of the cottage. Additional a detached annexe provides excellent ancillary accommodation complete with its own bathroom facilities, that has the flexibility to be used as a home office, studio, gym or hobbies space. Outside, the cottage is set within mature landscaped gardens featuring established planting, expansive lawns and paved seating terraces, creating a private and peaceful setting from which to enjoy the surrounding countryside.

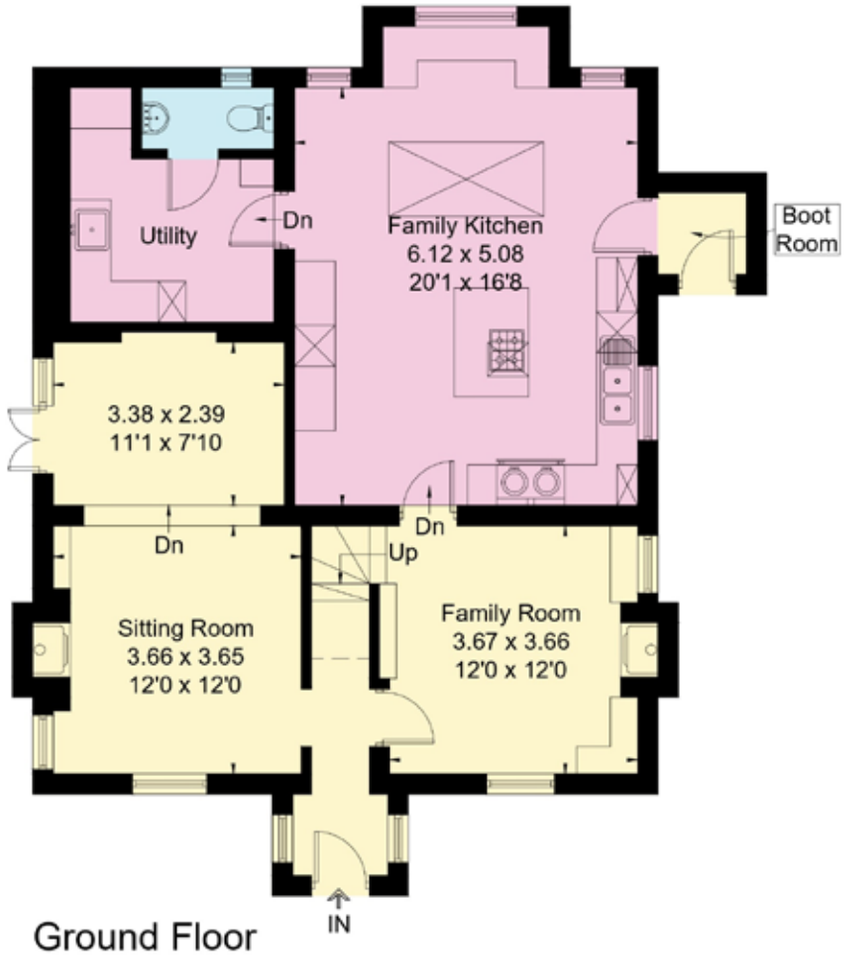








Approximate Floor Area = 157.9 sq m / 1700 sq ft
Outbuilding = 24.1 sq m / 259 sq ft
Total = 182.0 sq m / 1959 sq ft



Ground Floor



First Floor

(Not Shown In Actual Location / Orientation)

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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