

# Sheepwash Cottage

Ramsdell, Hampshire



 Knight  
Frank

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A charming detached  
period cottage in an  
outstanding rural location.

Kingsclere 6 miles, Basingstoke 6 miles, Newbury 12 miles

M3 (Junction 6) 7 miles, M4 (Junction 11) 13 miles

London Waterloo via Basingstoke from 45 minutes

(All distances and times are approximate)

Entrance hall | Sitting room | Dining room | Kitchen

Utility/cloak shower room | 2 double bedrooms | Bathroom

Adjoining workshop | Detached single garage

Attractive mature gardens including greenhouse

**In all about 0.27 of an acre**



**Basingstoke**

Matrix House, Basing View  
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## Location

Sheepwash Cottage occupies a most wonderful position tucked away on the edge of the popular and small village of Ramsdell, which lies to the north west of Basingstoke. Within the village is a cricket pitch, church and public tennis court. The major centres of Basingstoke, Reading and Newbury are within easy reach and provide extensive recreational, shopping and educational facilities. Within Basingstoke is a John Lewis/Waitrose as well as a mainline station to London Waterloo. The M3 provides fast road access to London, the south coast and links the national motorway network. The surrounding countryside has numerous public footpaths throughout.

## Sheepwash Cottage

Sheepwash Cottage is a most attractive period cottage with immense charm and character. The welcoming reception hall provides access to both the sitting room and dining room. The sitting room has a fitted gas fire. The galley kitchen runs along the back of the sitting room and a stable door provides access to the rear terrace and garden. There is a utility/cloak shower room. To the first floor are two good double bedrooms which are served by a bathroom. The cottage would benefit from some upgrading and has great potential for extending subject to the necessary planning consents. The property lies within an Area of Outstanding

Natural Beauty and a Conservation Area and is registered as a Building of Local Interest.

## Outside

The cottage sits within a delightful mature garden which lies predominately to the south. From the terrace, steps flanked by flower beds lead up to the broad expanse of lawn, within which is a greenhouse and a productive fruit and vegetable garden. The property is approached off a single track lane via a 5 bar gate which opens to a gravel drive and leads to the single garage.



## Directions (RG26 5RE)

From Basingstoke proceed north west on the A339 towards Newbury. After approximately 2 miles turn right sign posted to Ramsdell. On entering the village after a short hill, turn left into Sheepwash Lane and the cottage will be found on the left.

## Services

Mains water and electricity. Private drainage. LPG heating.

## EPC

G

## Local Authority

Basingstoke and Deane

## Council tax

F





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

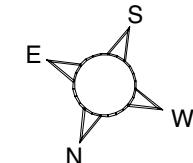
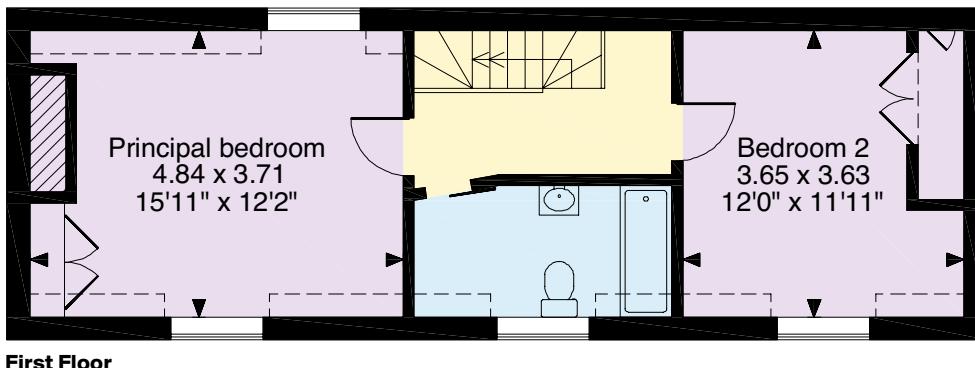
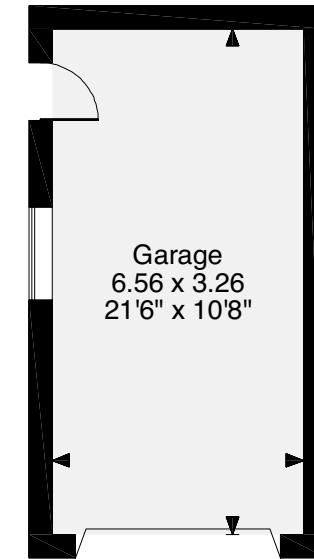
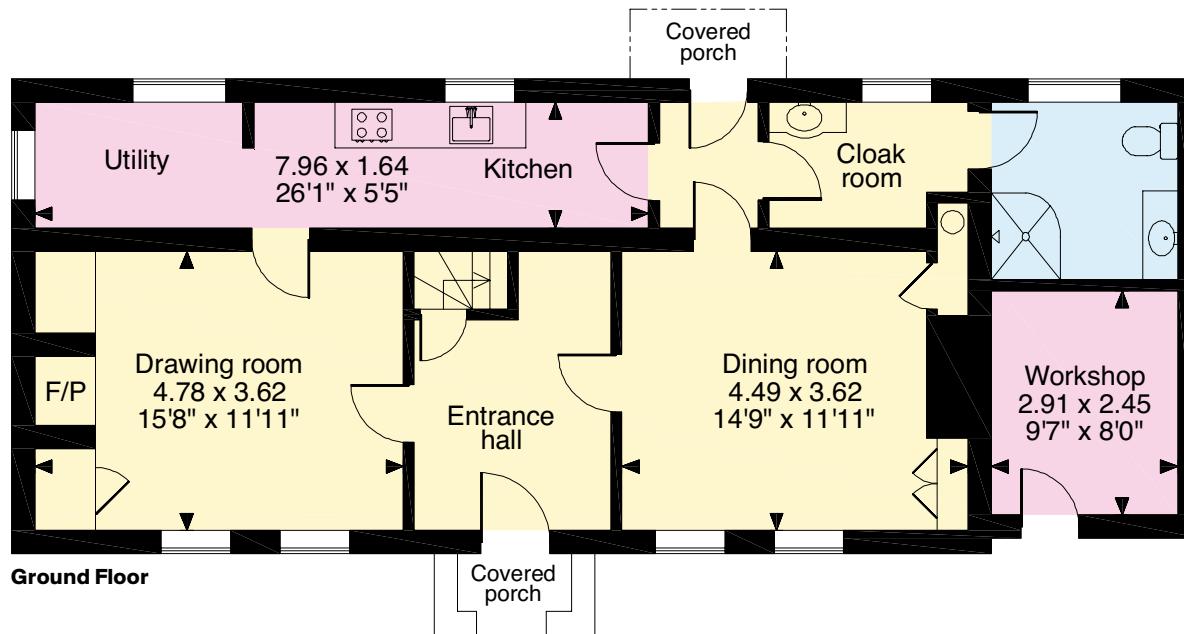
### Approximate Gross Internal Floor Area

**Main House = 113sq.m (1,214sq.ft)**

**Garage & Workshop = 28sq.m (306sq.ft)**

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the Important Notice on the last page of the text of the Particulars.



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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