



Hawthorne Cottage, West Heath, Baughurst





# Hawthorne Cottage, West Heath, Baughurst, Hampshire **RG26**

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Hawthorne Cottage is a charming cottage which seamlessly blends the character of its 1850 origins with contemporary updates, offering the perfect mix of old-world charm and modern living.

The spacious sitting room features a wood burner and double doors that open to the garden, offering stunning views of the surrounding countryside. From here, a door leads into a study. The kitchen is fully equipped while large windows and double doors out to the garden flood the room with natural light. A utility room and bathroom complete the ground floor.

To the first floor are three double bedrooms, with the principal bedroom having built in wardrobes, dressing room and an adjoining bathroom. All bedrooms have beautiful views over the countryside.

There is the potential to extend the property, (STPP). The current owners did get planning for 'erection of two storey side/front extension with oak frame front gable and first floor rear extension' which has now expired. Reference 17/00473/HSE.

The house is approached off a country lane onto a driveway for a number of cars. The garden lies to the front of the house offering a perfect space for relaxation or entertaining. There is a terrace to the side of the property, ideal for al-fresco dining. Within the garden is a greenhouse and a garage.



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EPC

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## Location

The property is located off a quiet country lane in the rural hamlet of West Heath, close to the village of Ramsdell, which lies approximately north west of Basingstoke. Local amenities can be found in the nearby villages of Kingsclere and Baughurst, with a broader range of facilities available in the regional centres of Basingstoke, Newbury and Reading, all of which are within easy driving distance. Communication links are excellent, with road access to the M3 (J6) and M4 (J12) and to London Waterloo via Basingstoke Station. Educational needs are well served in the state sector being in the catchment for the well-respected Priors Primary School in Pamber End. There are numerous independent schools close by, including Cheam, Daneshill, Elstree and Downe House. The surrounding countryside is delightful, throughout which are many public footpaths and attractive walks to enjoy.







## Mileages

Kingsclere 5 miles, Basingstoke 6 miles, Newbury 13 miles, Reading 15 miles, M3 (Junction 6) 7.5 miles, M4 (Junction 12) 11.5 miles, Waterloo via Basingstoke from 44 minutes (All distances and times are approx)

## Services

Mains water, electricity and drainage. Gas fired heating. 1 Gb fibre broadband

Local Authority: Basingstoke and Deane Borough Council

Council tax band: F

Tenure: Freehold

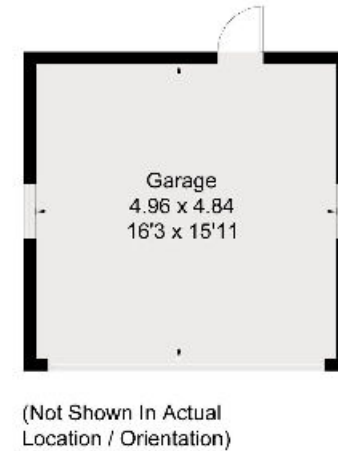
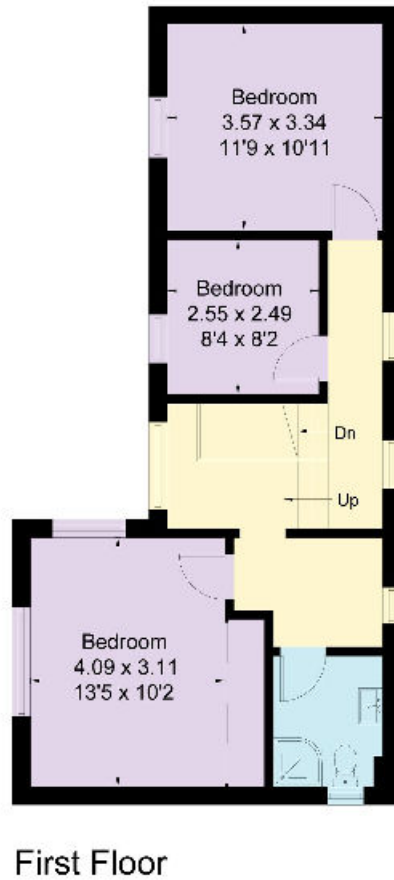
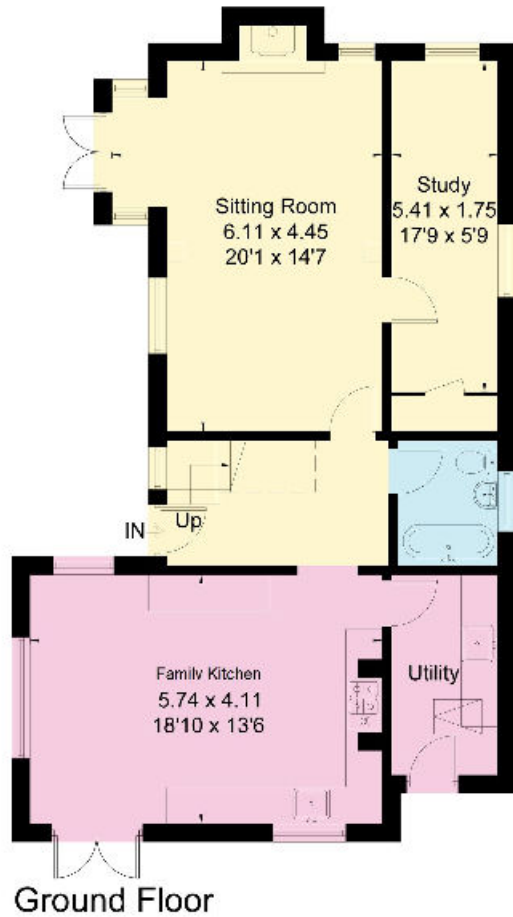
Postcode: RG26 5LE











**Approximate Floor Area**  
 Ground Floor = 78.8 sq m / 848 sq ft  
 First Floor = 53.8 sq m / 579 sq ft  
 Garage = 24 sq m / 258 sq ft  
 Total = 156.6 sq m / 1685 sq 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.

= Reduced head height: below 1.5m

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I would be delighted to tell you more  
**Clive Moon**  
 01256 630976  
[clive.moon@knightfrank.com](mailto:clive.moon@knightfrank.com)



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