



Keepers Cottage, Ashe Warren

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# A well-presented family house with far reaching views.

Keepers Cottage has been beautifully refurbished and renovated by the current owners to provide comfortable and stylish family accommodation. The heart of the home is the superb open plan kitchen / breakfast / dining room. The kitchen is well fitted with extensive cupboards. The dining room opens through to the family room which has wood flooring and a wood burning stove. Glazed double doors open to the garden and terrace and sliding doors provide access to the study. There is a good size drawing room with fireplace and doors out to the garden.

The master bedroom on the first floor has a good range of cupboards and an adjoining bathroom with a roll top bath and shower. The three remaining bedrooms all have fitted wardrobes and are served by the family shower room.

Planning permission was granted by Basingstoke and Deane Borough Council in April 2017 to extend the property. Application number 17/00665/ HSE.





## Outside

The property is approached via electric wooden gates which open to a large gravel drive and parking area that leads to the front entrance. The garden is laid to lawn and there is a large level area of garden upon which has Astroturf laid, ideal for children's play area or games such as football. Within the garden there is an open fronted barn providing a party / games area. There is a barn within the garden converted into secondary accommodation comprising a living room and shower room.





## Situation

Keepers Cottage occupies a glorious rural location within the hamlet of Ashe Warren with far reaching views over the surrounding countryside, yet is well located for easy access to both Overton and Basingstoke Stations which have a fast and regular mainline service to London Waterloo. The village of Overton is nearby providing extensive facilities catering for most day to day requirements. It has a range of shops, pubs and restaurants, a doctors' surgery, veterinary and wine merchant. Basingstoke and Newbury offer a more extensive range of leisure, recreational and shopping facilities. Road communications within the area are first class with easy access to the M3, A34 and A303. The area is well served by schools including Cheam, Elstree, St Swithun's, Horris Hill and Daneshill. There is a good primary school in Overton. The surrounding countryside offers good public walks and rides.



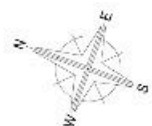
Overton 2.5 miles, Basingstoke 6.5 miles, Newbury 13.5 miles, M3 (Junction 7) 6 miles, London Waterloo via Overton station from 60 minutes, London Waterloo via Basingstoke station from 45 minutes. (All distances and times are approximate)





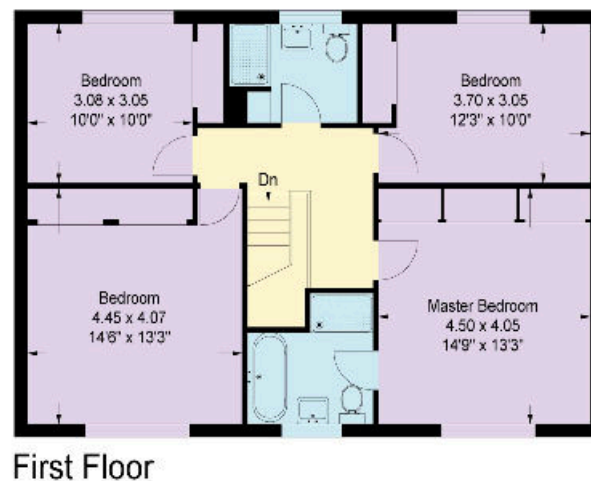
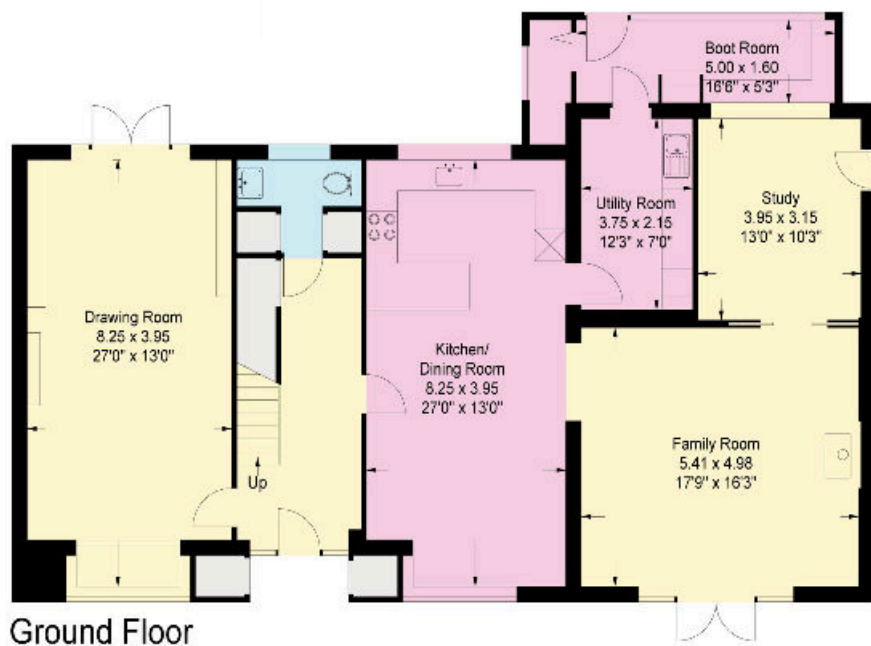






## Approximate Gross Internal Floor Area 227 sq m / 2443 sq ft

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.



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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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