



Southview, North Waltham



A stunning Victorian semi-detached cottage in a tucked away position

Southview Cottage is a captivating Victorian gem, distinguished by its graceful white facade and slate roof. The south facing reception porch area welcomes you and inside, vintage charm meets contemporary comfort seamlessly. The combined sitting and dining room boasts exquisite engineered wooden flooring, with the central focus the open fireplace, inviting you to unwind in its warmth.

To the east is the kitchen/breakfast room. Crafted with care, the kitchen offers an integrated breakfast bar, balancing style and practicality. The kitchen is equipped with integrated appliances such as integrated fridge/freezer, dishwasher, induction hob and wine fridge. Connected to the kitchen is a utility room and cloakroom.

Upstairs, there are four bedrooms and a family shower room, bathed in natural light thanks to the central skylight. The principal bedroom is a private haven, connected to an en suite four-piece bathroom via a dressing area. Three more bedrooms feature built-in wardrobes.





Outside

The private drive leads to a parking area, introducing the cottage's practicality. A timber-built car port and garage stands nearby, with power. The main gardens extend eastward and sits in around 0.2 acres. There is a further sun terrace and patio, steps lead to a level lawn bordered by mature hedges, thoughtfully arranged shrubs, and meticulously tended flower beds. These gardens encircle the cottage, offering an elevated view over the centre of North Waltham.





Mileages

Basingstoke 5 miles, Winchester 12 miles, Overton 4 miles M3 (Junction 7) 2 miles, London Waterloo via Basingstoke or Overton Stations from 45 minutes. All distances and times are approximate.

Property Information

Services: All mains services. Oil fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band E

Tenure Freehold

what3words ///crowned.sweetener.upgrading

Postcode: RG25 2BZ

Situation

Southview Cottage is located close to the centre of the pretty village of North Waltham. Within the village there is a village shop, primary school, recreation ground, church and public houses. The nearby major centres of Basingstoke and Winchester provide a broader range of amenities.

Independent schools nearby include Daneshill, Cheam, St Swithuns, Lord Wandsworth and Winchester Colleges.

Communications links are first class with easy access onto the nearby M3 and mainline stations to London Waterloo within a short drive.

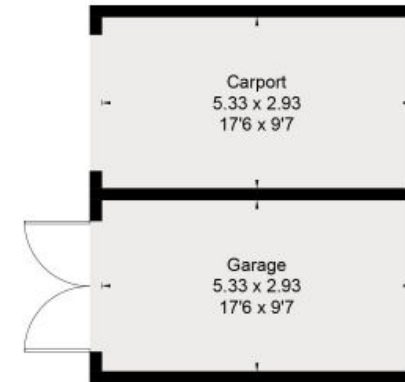
There are golf courses at both Overton and Dummer, a livery yard for riding close by and numerous footpaths and bridleways throughout the adjoining countryside.



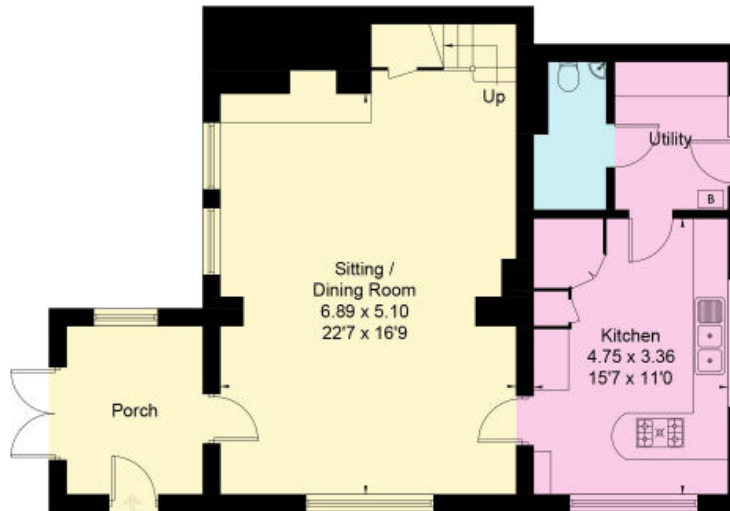


Approximate Gross Internal Floor Area
143.1 sq m/1,540 sq ft
Garage 15.8 sq m/170 sq ft
Total 158.9 sq m / 1,710 sq ft (Excluding carport)

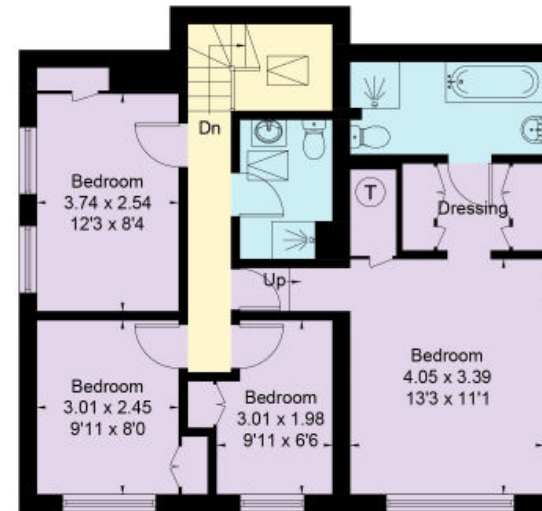
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Knight Frank
 North Hampshire
 Matrix House
 Basingstoke
 RG21 4FF
knightfrank.co.uk

I would be delighted to tell you more
Mark Thomas
 01256 630973
mark.thomas@knightfrank.com



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