

Shepherds Cottage, Little London



A stunning four bedroom home with views across it's own fields.

Shepherds Cottage is an exquisite four bedroom detached home with lovely views overlooking it's own grounds. Nestled in around an acre of grounds split between garden and paddock land.

The property seamlessly blends modern comforts with the timeless character of a cottage, offering a well thought through two story layout.

The ground floor hosts a thoughtfully designed kitchen/breakfast room equipped with an Aga and fitted units with a separate utility area, along with a recently updated shower room. The inviting lounge, featuring an inglenook fireplace with a cosy wood burner, is the heart of the home and is further enhanced by two sets of bi-fold doors-one overlooking the beautifully landscaped gardens and paddock, and the other opening into the stunning timber-framed dining room. Furthermore, there are two bedrooms; the primary bedroom boasts bi-fold doors that open to reveal idyllic vistas of the paddock and is complemented by a walk-through dressing room leading to a modern en-suite shower room. There is also a separate shower room which services the other downstairs bedroom.

The first floor of this enchanting residence features two generously sized double bedrooms, one of which boasts a spacious four-piece en-suite bathroom with breath-taking views of the serene paddocks.



4-5



3-4



2-3



1
acre

EPC

E



Outside

Approaching the property from Bramley Road, you will be greeted by a spacious driveway leading to a double carport. Beyond a private gate lies the enchanting private garden, featuring a tranquil pond to the right and a detached self-contained annexe to the left, complete with a double bedroom, sitting room, kitchenette, and shower room. There is a spacious patio/entertaining terrace, perfect for hosting gatherings and al-fresco dining. Additionally, a charming summer house/bar invites socialising and entertaining.

In total, Shepherds Cottage encompasses approximately one acre of grounds split between gardens and paddocks. Further land available via separate negotiation.





Services

Mains electricity, private drainage, oil fired heating

Local Authority: Basingstoke and Deane

Council tax band G

Tenure Freehold

what3words ///bronze.line.stopwatch

Postcode: RG26 5EY

Situation

The pretty village of Little London is a small community with its own CAMRA award-winning pub. The village is surrounded by beautiful Hampshire countryside, including the SSSI Pamber Forest with many available footpaths and bridleways. You will find everyday facilities in the adjoining villages of Silchester and Bramley, with nearby Basingstoke, Reading and Newbury providing a broader range of amenities. Educational needs are well served, sitting within catchment of the highly regarded primary academy, The Priory School. There is also a good selection of independent schools nearby including Daneshill, Cheam, Elstree, St Gabriels, Bradfield and Lord Wandsworth.

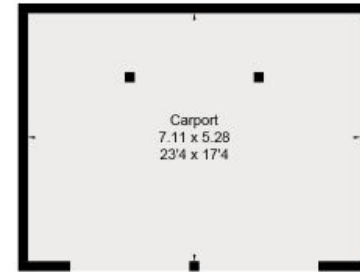
Bramley 1.9 miles, Basingstoke 5.7 miles, M3 (J6) 7.1 miles, M4 (J11) 10.1 miles, London Waterloo via Basingstoke station from 44 minutes, London Paddington via Reading station from 23 minutes, branch station at Bramley with connecting services to Basingstoke and Reading. (All distances and times are approximate)



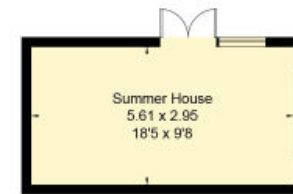


Approximate Gross Internal Floor Area 213.2 sq m / 2,295 sq ft
Outbuildings 47.7 sq m / 513 sq ft
Total 260.9 sq m / 2,808 sq ft

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.



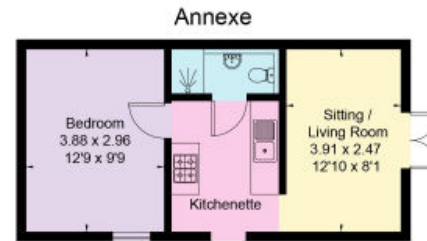
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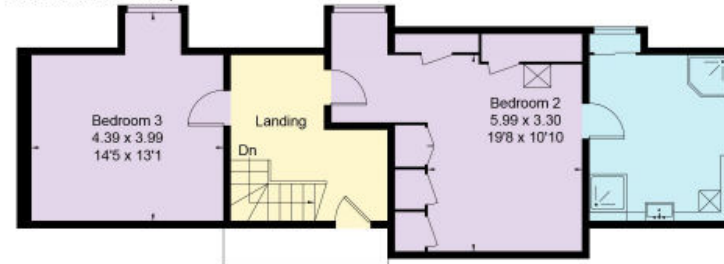
(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)



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



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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