

SOUTH VIEW

CHARTER ALLEY, HAMPSHIRE



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***Period detached 4 bedroom cottage
in a quiet village setting***

Entrance hall • Reception hall • Sitting room
Dining room • Family room • Kitchen

4 bedrooms • 2 bathrooms

Large garage with adjoining workshop/utility room
Attractive well maintained gardens

Basingstoke 5 miles • Reading 13 miles
Newbury 11 miles • M3 (Junction 6) 6 miles
London Waterloo via Basingstoke station from 44 minutes
London Paddington via Reading station from 27 minutes
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.



Situation

Charter Alley is a small attractive village, surrounded by predominantly open farmland and woodland. South View is located in the heart of the village, in a quiet country lane. Within Charter Alley is a public house and the highly regarded Priory Primary School. Local amenities can be found in the nearby villages of Bramley, Tadley and Kingsclere, with Basingstoke close by providing a broader range of facilities. Communications are first class, with the M3 and M4 motorways within easy driving distance and mainline stations linking to Waterloo and Paddington. Educational needs are well served. Independent schools close by include Cheam, Elstree and Daneshill.

South View

Originating from the mid-19th century, South View has been thoughtfully extended over recent years to provide well planned and presented accommodation. After entering the property through the vaulted entrance hall, it leads onto a spacious reception hall, which includes a wood burning stove. There is a downstairs cloakroom with built-in storage space. The sitting room with open fireplace leads onto the dining room, which is very light and spacious and has doors onto the garden. The kitchen comprises a range of floor and wall mounted units with granite composite work surfaces. Integrated appliances include microwave, dishwasher and larder fridge and separate freezer. Completing the ground floor is a family room with doors onto the garden. On the first floor, there are four bedrooms, of which one is en suite and a family bathroom with separate shower.

Outside, the property is approached through 5-bar gates onto a gravel driveway with ample parking. This, in turn, leads onto the garage, to the rear of which is a useful workshop/utility area. The gardens surround the property and comprise areas of formal lawns, bordered by beds planted with an array of specimen shrubs and plants. There are terraced areas, a beautiful natural pond and many fine mature trees.



South View, Charter Alley, Tadley, RG26 5GT

Approximate Gross Internal Area = 189.3 sq m / 2038 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 187999

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

Directions (Postcode RG26 5GT)

From Basingstoke proceed north on the A340 towards Tadley and into the village of Sherborne St John. Turn left signposted to Monk Sherborne and continue through this village until you enter Charter Alley. Take the first right, passing The Village Salon on the left and take the first left turning into a small one-way road. South View can be found after approximately 100m on the right.

Services

Mains water, electricity and drainage.
Gas fired heating.

Fixtures and fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

Local authority

Basingstoke & Deane Borough Council
01256 844844 www.basingstoke.gov.uk

Council Tax

Band F

Viewing

By prior appointment only with the agent.

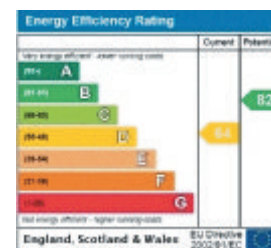


01256 350600

27 London Street

Basingstoke RG21 7PG

basingstoke@knightfrank.com



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