



Oak Cottage, Stratfield Saye

# Stylishly presented family house with wonderful countryside views

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Oak Cottage is a delightful family home, offering beautifully presented versatile living accommodation. The welcoming reception hall leads through to the sitting room, with bay window, fireplace and doors out to the garden.

The bespoke lifestyle kitchen/dining room forms the heart of the house. The well-appointed kitchen, with central island breakfast bar, is filled with light and offers wonderful entertaining space, with bi-fold doors opening onto the terrace and garden beyond. The kitchen leads through to the dining room, also with bi-fold doors. Completing the ground floor is a study, useful utility room and cloakroom.

On the first floor, the principal bedroom suite, with dressing area and en suite bathroom, enjoys fine rural views from a charming balcony. There is a guest bedroom with en suite and three further bedrooms, served by the family bathroom.

Outside, the property is approached from the country lane through double gates onto a gravel driveway leading to the car port, providing ample parking. There is separate access to the garage. The private and secluded rear gardens are a key feature of the property and include an area of lawn, interspersed with mature trees, flower and shrub beds, which have been thoughtfully landscaped to take full advantage of the wonderful countryside views. There is a terrace area, ideal for al fresco dining.





## Mileages

Bramley 3 miles, Sherfield-on-Loddon 3.5 miles, Mortimer 4 miles, Basingstoke 9 miles, Reading 10 miles, M3(J5) 8.5 miles, M4 (J11) 7 miles, London Waterloo via Basingstoke Station from 44 minutes, London Paddington via Reading Station from 23 minutes. All distances and times approximate.

Communications are first-class with easy access to both the M3 and M4 and by rail from Basingstoke to London Waterloo and Reading to London Paddington. With branch line stations nearby at Bramley and Mortimer.

## Situation

Oak Cottage occupies a delightful setting amidst the Stratfield Saye Estate on the Hampshire/Berkshire borders. This rural hamlet comprises a public house and stunning countryside, throughout which are many attractive walks to enjoy.

The nearby villages of Bramley and Sherfield-on-Loddon offer everyday facilities, including a shop with butcher, post office, coffee shop, hair and beauty salon, garage, public houses and bakery, and Mortimer with public houses, Bistro, cafe, coffee shop and small grocery stores. There is a golf course and the Wellington Farm Shop close by. Basingstoke and Reading towns, a short drive away, provide more extensive facilities.

Schooling in the area is excellent, with Sherfield and Daneshill Schools in the neighbouring villages and St Neots, Yateley Manor, Cheam, Bradfield and Elstree all within easy reach.





## Property Information

Services: Mains water and electricity. Private drainage. Oil fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band F

Tenure Freehold

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Postcode: RG7 2EB

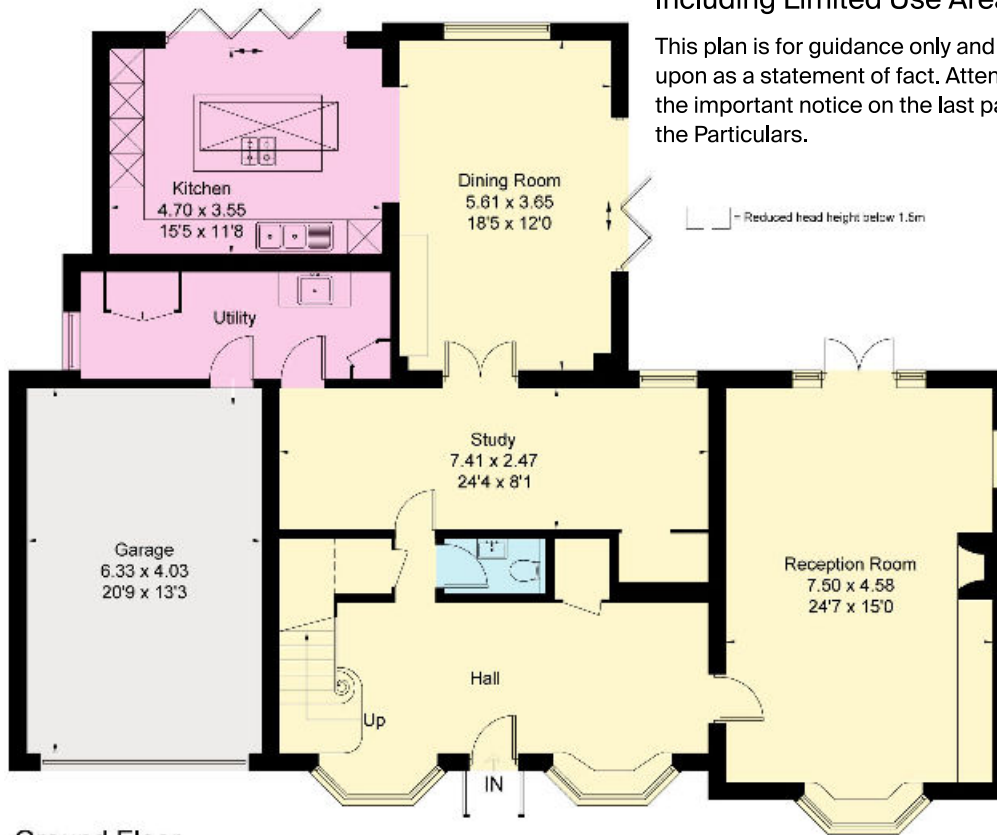




**Approximate Gross Internal Floor Area**  
**260.6 sq m/ 2,805 sq m (including garage)**  
 Including Limited Use Area (2.1 sq m/23 sq ft)



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.



Ground Floor



First Floor

Knight Frank  
 North Hampshire  
 Matrix House  
 Basingstoke  
 RG21 4FF  
[knightfrank.co.uk](http://knightfrank.co.uk)

I would be delighted to tell you more  
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