



Larch Cottage, Dunley, Hampshire





# A light and well-presented family home in a rural location.

Larch Cottage is a spacious semi-detached property believed to date from 1958. It was extended in 2009 to create comfortable family accommodations with light and well-proportioned rooms.

The double-aspect sitting room has a wood burning stove, with the playroom having a Jetmaster fire and wonderful views over the field and woodland beyond. The well-appointed kitchen/dining room has a number of integrated appliances, a range cooker and a pantry. There is a spacious utility/boot room with a cloakroom.

The current owners have carried out a number of improvements including; redecorating throughout, re-insulating and boarding the loft, widening the drive to accommodate four cars, the installation of a wood burning stove, new boiler and installation of a power shower and new family bathroom. There are pretty gardens to the front and rear of the property, mainly laid lawns with various trees, shrubs and herbaceous borders. At the rear, a sheltered terrace has steps leading up to a lawned area with a shed. A gravel drive provides parking for up to 4 cars. There is shared ownership of the field in front of the cottage with an annual maintenance charge of about £100.

## Property information

Services: Private drainage and borehole water. Mains electricity and oil heating with external boiler.

Postcode: RG28 7PU

what3words:///spaces.niece.blankets



**Offers in excess of:** £750,000

**Tenure:** Available freehold

**Local authority:** Basingstoke And Deane Council

**Council tax band:** E









## Hampshire

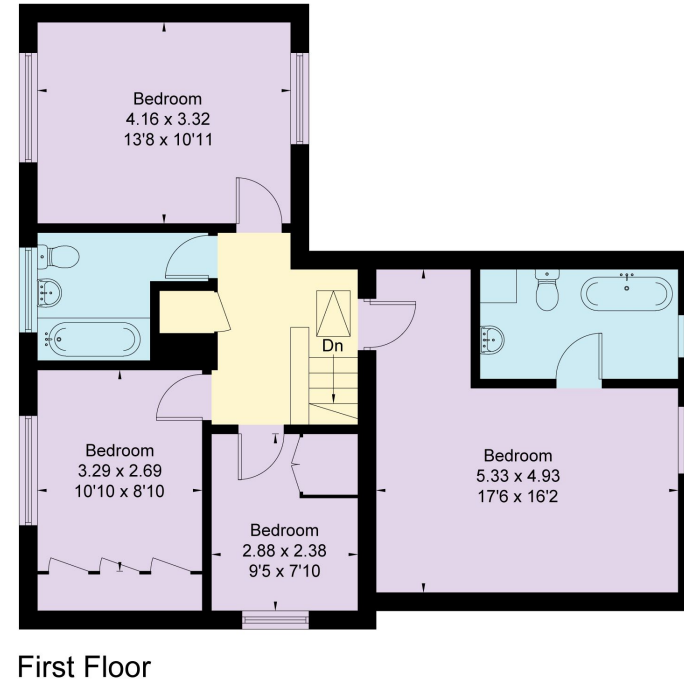
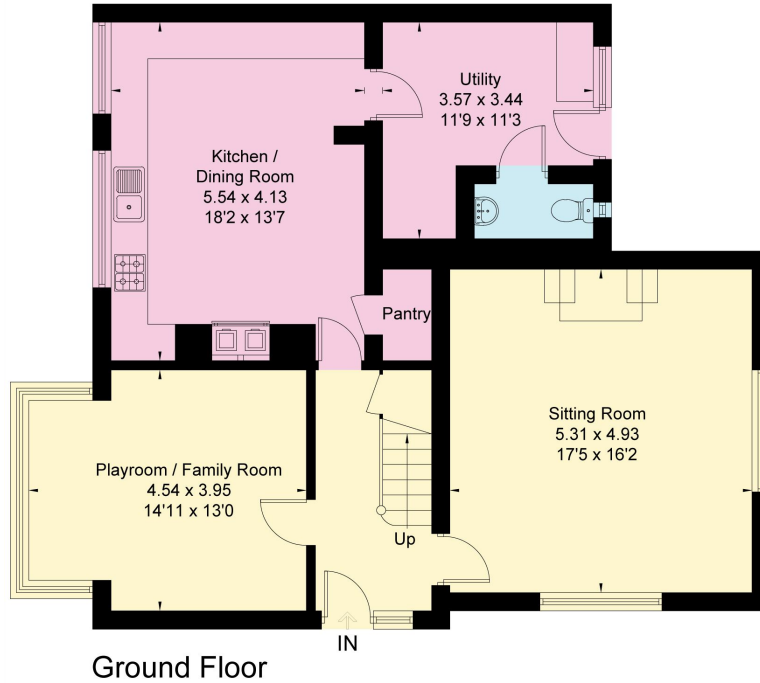
Larch Cottage is situated on a no-through lane in Dunley, a rural hamlet to the south of Newbury and north of Whitchurch. The beautiful surrounding countryside has an abundance of footpaths and bridleways, and it is located within the North Wessex Downs Area of Outstanding Natural Beauty. Whitchurch has a wide range of local shops, including a post office, butcher and baker, as well as a number of independent stores. More comprehensive shopping and recreational facilities can be found in Basingstoke and Newbury. Many well-regarded schools are in the area, including the primary and secondary schools in Whitchurch, Farleigh, Horris Hill, Thorngrove and St Gabriels.

Communications are excellent, with the A34 providing access to the M3 and M4 to London and the West Country. Trains from Whitchurch to London Waterloo take approx. 60 minutes, and from Newbury into London Paddington approx. 50 minutes.





Approximate Area = 167.4 sq m / 1,802 sq ft



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