



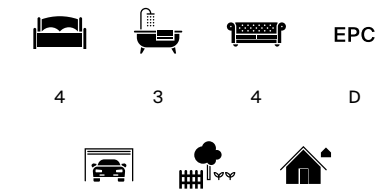
BUDDS COTTAGE

Burghclere, Hampshire



A SPACIOUS AND LIGHT FAMILY HOME WITH VERSATILE ACCOMMODATION AND LOVELY SOUTH-FACING VIEWS.

Budds Cottage is situated on a no-through lane in a rural yet accessible location,
well placed for excellent schools and communications.



Local Authority: Basingstoke and Deane Borough Council

Council Tax band G

Services: Mains water and electricity, private drainage. Oil-fired heating.

Postcode: RG20 9JY

What3words: ///dabbling.atlas.solutions

Tenure: Freehold

LOCATION

Budds Cottage is situated on the edge of Burghclere in an Area of Outstanding Natural Beauty. The village has a church, public house and primary school. The nearby towns of Newbury and Whitchurch provide a range of shopping, business and recreational facilities.

Communications are excellent with the A34 providing fast access to the M4 or A303 for the M3. There is a regular train service from Newbury to London Paddington taking approximately 50 minutes and from Basingstoke to London Waterloo about 50 minutes.

The property is well placed for many well-regarded state and independent schools including Horris Hill, Thorngrove, Cheam and St Gabriels.

Newbury 5 miles (London Paddington 50 minutes), Whitchurch station 10 miles, Basingstoke 13 miles (London Waterloo 50 minutes), M4 (J13) 9 miles, Distances and times approximate.



THE PROPERTY

Budds Cottage is believed to have built in the early 20th century.

The property is well presented with light and spacious rooms including a fantastic kitchen with adjacent dining room/garden room with bi-fold doors providing access to a sheltered, south-facing terrace. There is an attractive sitting room with woodburning stove and doors leading onto the terrace.

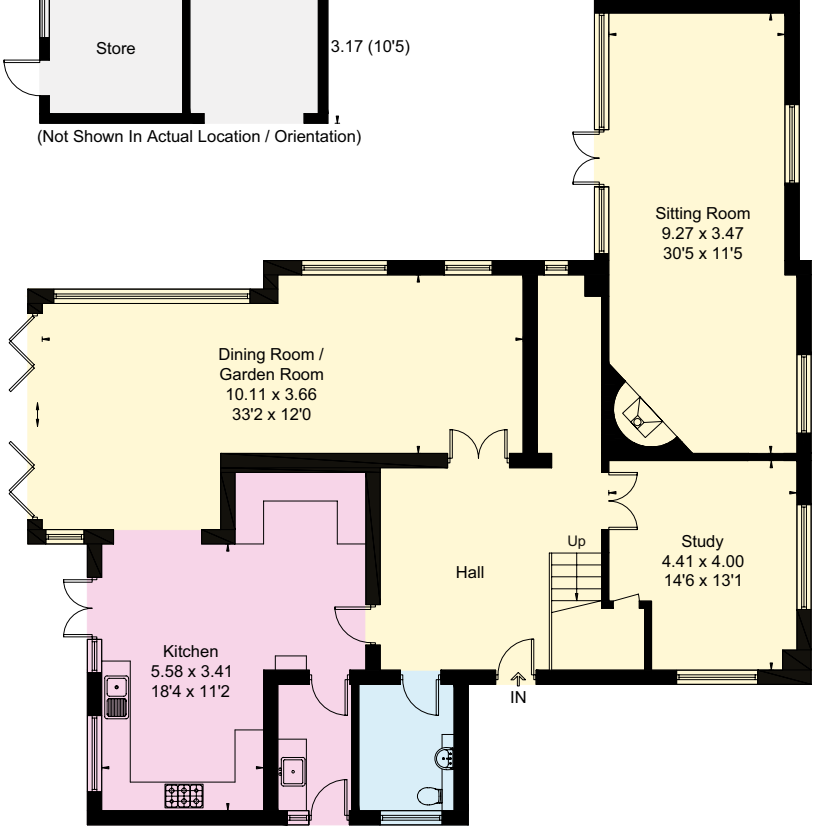
There are three bedrooms and three bathrooms (two en suite) on the first floor and fourth bedroom with wc on the second floor.

The mature gardens are mainly laid to lawn and extend to about 0.49 acres, There is a garden store, log store, pond and pergola with chiminea.

The property is approached via an electric gate which leads to a gravel drive and two bay carport and garage. There is a garden store to the rear with external stairs leading to a potential studio above.

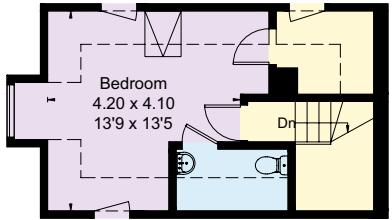


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

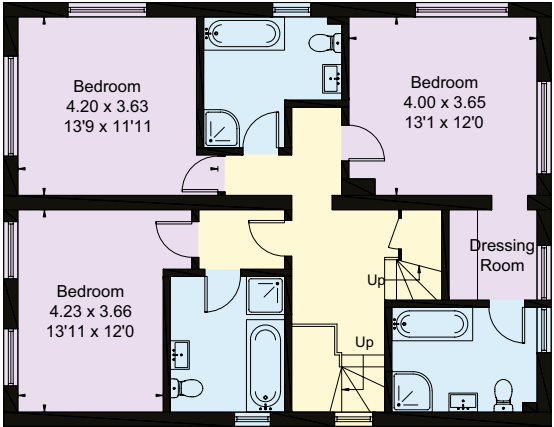


Ground Floor

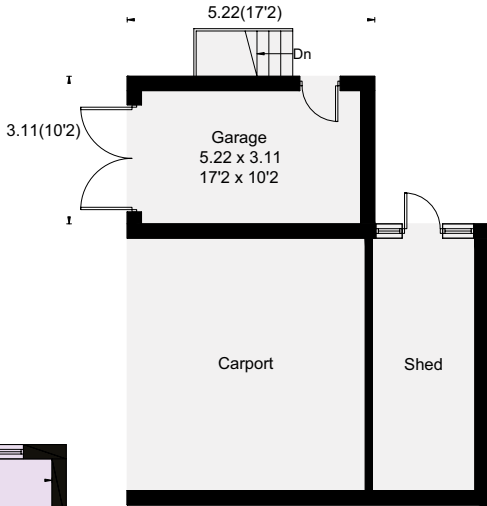
Approximate Gross Internal Area = 288.0 sq m / 3,100 sq ft
Garage / Outbuilding = 66.3 sq m / 714 sq ft (Excluding Carport / Shed)
Total = 354.3 sq m / 3,814 sq ft



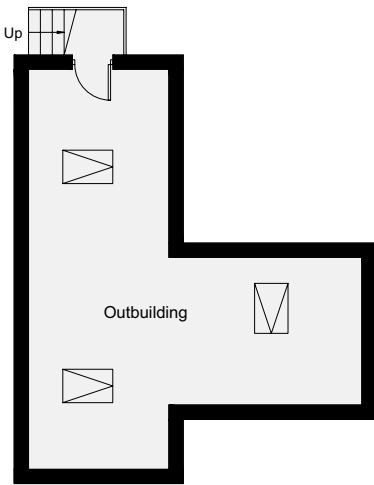
Second Floor



First Floor



Outbuilding First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding Ground Floor

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

I would be delighted
to tell you more.

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