

Larch Cottage  
Dunley  
Hampshire





# Larch Cottage

## Dunley, Hampshire

**A light and well presented family house in an unspoilt rural location.**

Hall | Sitting room | Playroom/family room | kitchen/dining room with pantry | Cloakroom | Utility/boot room  
Principal bedroom suite | Three further bedrooms and family bathroom

Garden with terrace and shed | Parking

Whitchurch 4.5 miles | Andover 9 miles | Newbury 11 miles  
Winchester 18 miles | Basingstoke 18 miles  
(Distances and times approximate.)



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## Situation

Larch Cottage is situated on a no-through lane in Dunley, a small rural hamlet to the south of Newbury and north of Whitchurch.

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 and baker as well as a number of independent stores. More comprehensive shopping and recreational facilities can be found in Basingstoke and Newbury.

Communications are excellent with the A34 providing fast access to the M3 and M4 providing access to London and the West Country.

Trains from Whitchurch to London Waterloo take approximately 60 minutes and from Newbury into London Paddington approximately 50 minutes.

There are many well regarded schools in the area including the primary school in St Mary Bourne and primary and secondary school in Whitchurch, Farleigh, Horris Hill, Thorngrove, St Gabriels and Marlborough College.

The beautiful surrounding countryside has an abundance of footpaths and bridleways, excellent for walkers and riders.

## For Sale Freehold

Larch Cottage is a spacious semi-detached property believed to date from 1958.

It was extended in 2009 to create comfortable family accommodation with light and well proportioned rooms.

The double aspect sitting room has an open fire 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 cloakroom.

There are pretty gardens to the front and rear of the property which are mainly laid to lawn with a variety of trees, shrubs and herbaceous borders.

At the rear, a sheltered terrace has steps leading up to lawned area with a shed.





A gravel drive provides parking for two cars.

There is shared ownership of the field in front of the cottage with an annual maintenance charge of about £100.

## Services

Private drainage and borehole water. Mains electricity and oil heating. Broadband connection available.

## EPC

E

## Local Authority

Basingstoke and Deane Local Authority

01256 844844

## Postcode:

RG28 7PU

## Directions

From the A303, at the junction with the A34 Bullington Cross, leave the dual carriageway following the signs to Newbury (A34).

Proceed in a northerly direction and ignore the first turning to Tufton and Whitchurch, at the next junction signposted Dunley, Litchfield and Whitchurch leave the dual carriageway following the signs to Dunley. Continue along this country lane until the road bends sharply to the right then take the next right. Continue towards the end of this lane and Larch Cottage will be found on the left.

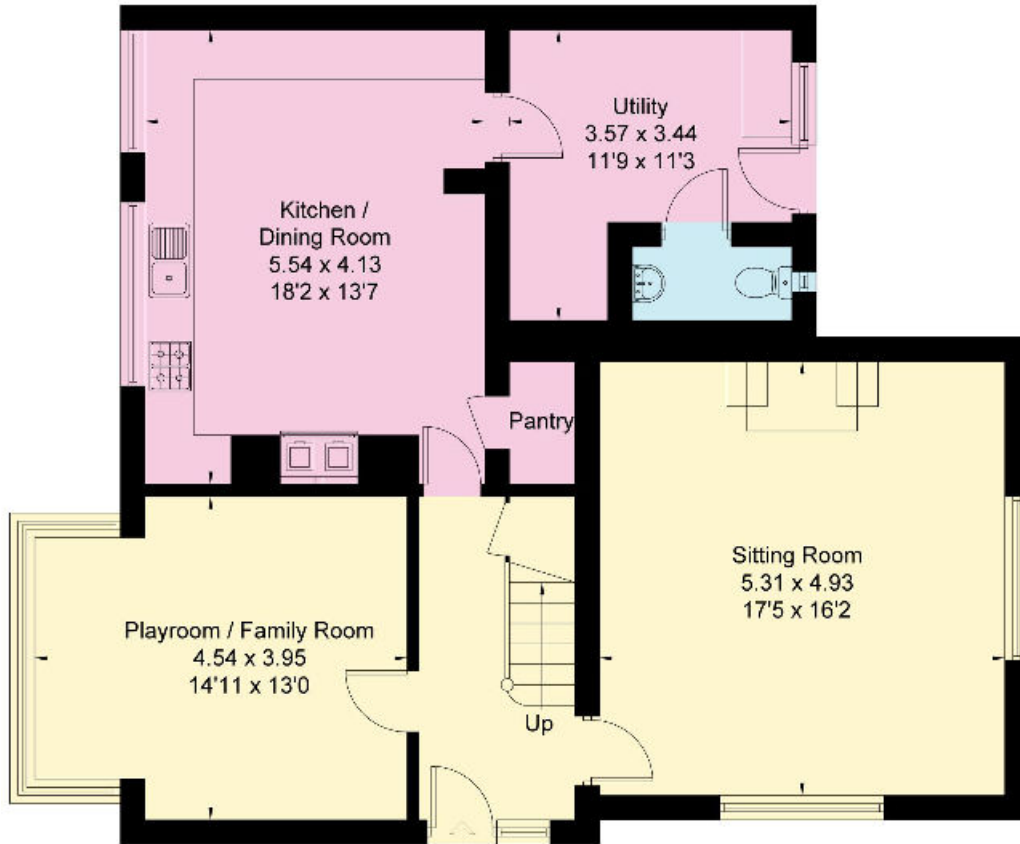
## Viewing

Viewing by prior appointment only with the Agents.

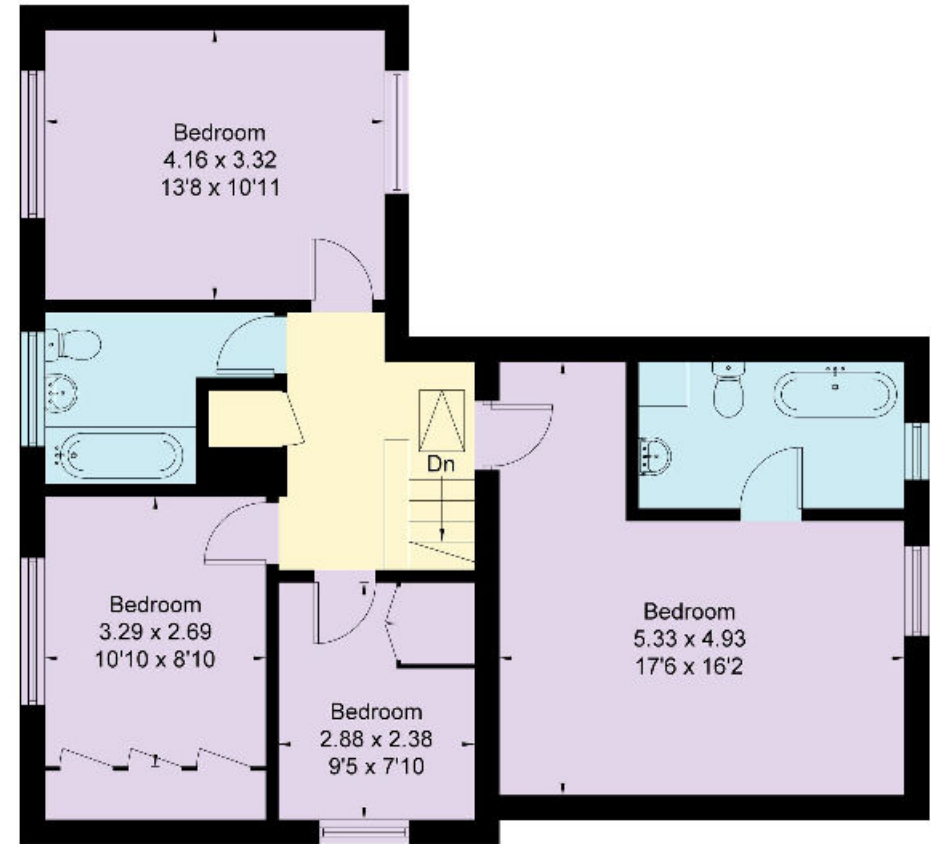


Approximate Area = 167.4 sq m / 1,802 sq ft

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 277800



Ground Floor



First Floor

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**I would be delighted to tell you more.**

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**Connecting people & property, perfectly.**

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Particulars dated May 2021. Photographs and videos dated April and May 2021.

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