



Rurally located & well-presented cottage

1 Polecat Cottages, Tunworth, Hampshire, RG25 2LA

£695,000 Freehold



Sitting/dining room • Office • Kitchen • Utility room • 3 bedrooms (1 en suite) • Family Bathroom • Garage & shared driveway • Garden

Local information

The rural hamlet of Tunworth is surrounded by Hampshire countryside and farmland, providing many opportunities for walking and country pursuits. The nearest village is Old Basing (about 1.5 miles) which has shops, public houses, doctors and dental surgeries. Odiham (about 5 miles) has further amenities, including a Post Office, shops and restaurants. Tunworth is ideally placed for commuters being within easy reach of the M3 & M4 Motorways and Basingstoke train station offers trains to London Waterloo (from 45 minutes). Educational needs are well served with excellent schools, Old Basing Infant School, St Mary's Junior School, Cliddesden Primary School, Long Sutton Primary School, Robert Mays in Odiham and Queen Mary's College in Basingstoke. Independent Schools Daneshill, St Neots, Sherfield School, Cheam, Lord Wandsworth College and Wellington College all within easy reach. In Winchester there is Peter Symonds Sixth Form College, St Swithuns School and Winchester College. Basingstoke has excellent sports facilities with football, rugby, cricket, athletics, swimming, tennis & Health clubs. There are several golf courses nearby and a range of children's sports clubs.

About this property

1 Polecat Farm Cottages is a very well-presented semi-detached cottage in an enviable rural position. The cottage has been renovated throughout and offers

1419 sq ft of excellent accommodation. The ground floor comprises a sitting/dining room which is open plan to the kitchen. There is a feature exposed brick fireplace with a log burner and double doors opening out to the garden. The kitchen is fitted with modern, traditionally styled cabinetry with oak worktops and Karndean floor. There is also a utility room and a guest WC. An additional reception room provides for an office. Upstairs there is three bedrooms (one en suite) and a family bathroom. Both bathrooms are well-appointed. Outside the property is approached by a shared gravel drive with allocated parking in front and to the side of the garage. A front garden of lawn leads to the rear south facing garden with a paved patio terrace perfect for alfresco dining.

Services; Mains water and electricity. Private LPG gas. Private drainage - shared sewage plant with the adjacent cottage.)

Tenure

Freehold

Local Authority

Basingstoke & Deane District Council

Council Tax

Band = E

Energy Performance

EPC Rating = D


Viewing

All viewings will be accompanied





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Gross internal area (approx) 1419 sq ft / 131.8 sq m
Outbuildings 273 sq ft / 25.4 sq m
Total 1692 q ft / 157.2 sq m

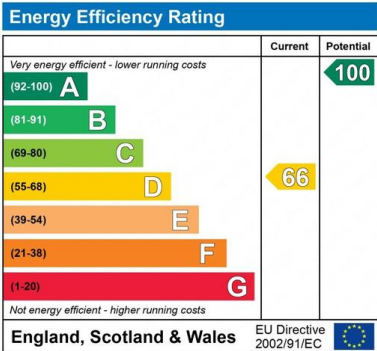
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