THE THATCHED COTTAGE
WOLVERTON COMMON, HAMPSHIRE
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Quintessential period cottage located in an idyllic setting

Hall • Sitting room • Dining room • Study
Kitchen/breakfast room • Utility room • Conservatory
4/5 bedrooms • Dressing room • 3 bath/shower rooms

Garage with adjoining outbuilding • Garden store
Delightful secluded mature gardens and grounds

In all about 0.1 hectare (0.25 acre)

Kingsclere 2½ miles • Basingstoke 8 miles
Newbury 10 miles • M3 (Junction 6) 10 miles
M4 (Junction 12) 10 miles • London Waterloo via Basingstoke Station from 45 minutes
London Paddington via Newbury Station from 51 minutes
(All distances and times are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.
Situation
The Thatched Cottage is located in a quiet setting at the end of a no-through lane, in the hamlet of Wolverton Common.

Wolverton Common lies mid-way between the towns of Basingstoke and Newbury, with the nearby thriving village of Kingsclere providing a good number of shops, including a butchers, post office, as well as restaurants, public houses, doctor’s surgery and veterinary surgery. More extensive facilities can be found close by in Newbury and Basingstoke and local sporting facilities include golf at Sandford Springs, Kingsclere and horse racing at Newbury. The well known Cheam School is within five miles and there are many other excellent independent schools in the area, including Horris Hill, Elstree, St Gabriels and Downe House. Road and rail links are excellent from Basingstoke or Newbury and the M3 and M4 motorways are easily accessible, as is the A34, providing access to the north and south. The area is highly sought after due to its uniquely unspoilt nature and delightful countryside.

The Thatched Cottage
The Thatched Cottage has been beautifully and sympathetically renovated and extended by the current owners over the years to provide wonderful country living. There are many exposed beams throughout the property, with the ground floor accommodation comprising a sitting room with open fireplace, dining room, kitchen comprising a double Belfast sink and range of hand painted units with granite work surfaces. This, in turn, leads onto the utility room. Completing the ground floor is a study and conservatory with doors out to the garden, together with a bedroom and en suite shower room, ideal for guests.

The attractive vaulted master bedroom has built-in wardrobes and is accessed via one of two staircases. It has a spacious en suite bathroom with roll top bath and separate dressing room, which could also be used as a 5th bedroom. There is also a further bedroom off this staircase. The secondary staircase leads to an additional vaulted bedroom with built-in cupboards and separate bathroom.
Outside, the property is approached through double gates onto a gravel driveway, providing ample parking, leading onto the garage with useful outbuilding to the rear. The delightful south facing gardens are incredibly private and secluded, with an abundance of plants, shrubs and mature trees, including apple and a pergola adorned with vines. There is a paved terrace and separate covered seating area, ideal for al fresco dining. There is also a well and garden store.

**Directions (Postcode RG26 5RY)**
From Basingstoke proceed west on the A339 towards Kingsclere. Shortly before entering Kingsclere, turn right into Crabs Hill signposted Wolverton Common. Proceed into Wolverton Common and take the left hand turning signposted Chapel Lane at the telephone box. Continue to the end where The Thatched Cottage can be found.

**Services**
- Mains water and electricity. Private drainage.
- LPG gas for heating.

**Fixtures and fittings**
All those items regarded as tenant’s fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

**Local authority**
- Basingstoke & Deane
  www.basingstoke.gov.uk  01256 844844

**Council Tax**
- Band E

**Viewing**
Viewing by prior appointment only with the agents.