



Axford, Basingstoke, Hampshire, RG25 2ED

  
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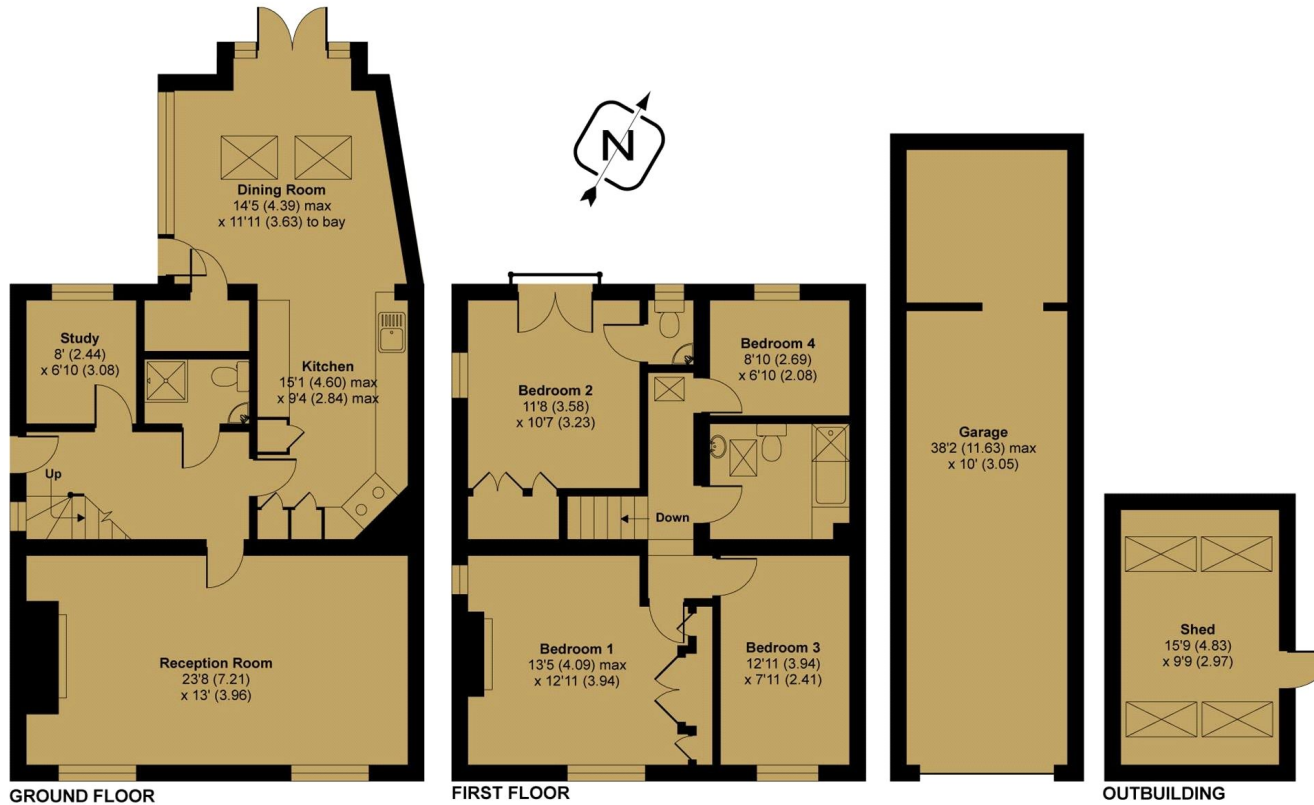
Located amidst surrounding farmland but within striking distance of Basingstoke and offering fantastic communications for the commuter, this well presented former farm cottage oozes character and charm throughout, with elements of exposed flint and historic roof timbers the cottage comprises a spacious, recently extended kitchen / dining room to the rear with a range of eye and base level units surrounding an 'AGA' and complimented by a feature bread oven, the sitting room is located to the front of the property and has a lovely inglenook fireplace housing a wood burning stove, a beamed ceiling further adds to the character, across the hall you will find a wet room and a separate study

## Specification

- Entrance hall with shower room
- Living Room
- Kitchen/Dining Room
- Four Bedrooms
- En-suite to Master Bedroom
- Bathroom
- Garage and Outbuilding
- EPC Rating D



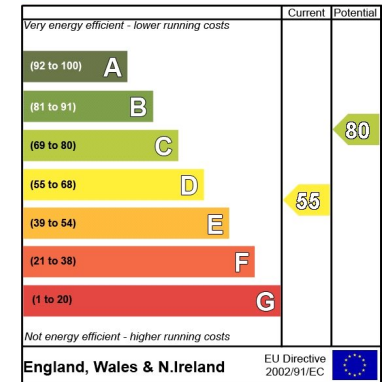
APPROX. GROSS INTERNAL FLOOR AREA 1936 SQ FT 179.9 SQ METRES (EXCLUDES OUTBUILDING & INCLUDES GARAGE)



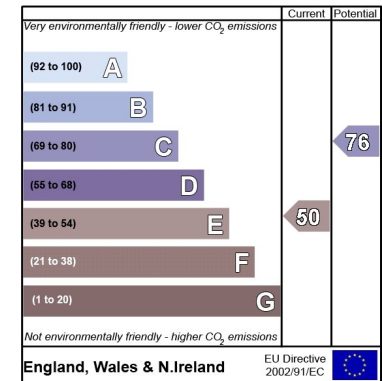
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



## Situation

The rural village of Axford is surrounded by beautiful rolling countryside with a wealth of footpaths suitable for all levels from the casual stroll to the avid Rambler. The neighbouring village of Preston Candover has a variety of day to day facilities including a church, shop with post office and a public house. A more substantial range of shops can be found in nearby Basingstoke, Winchester and Alton, communications in the area are excellent with easy access to the M3 (junction 7), A303 and A30.

## Local Authority and school catchments

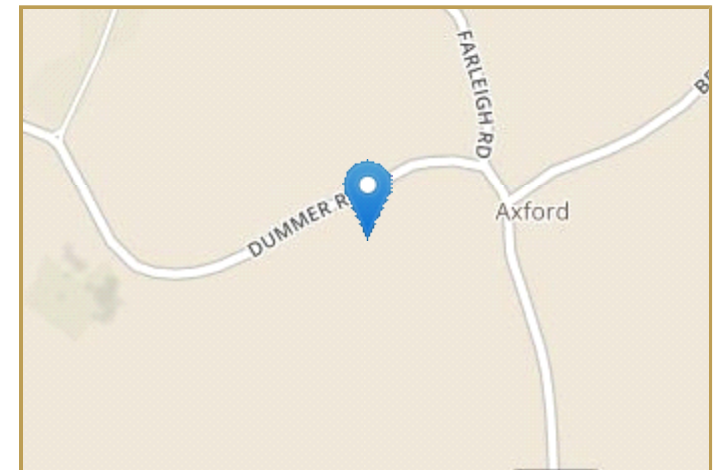
Basingstoke and Deane Council. Preston Candover COE Primary. Bishop Challoner Catholic Secondary.

## Guide Price

£675,000

## Tenure

Freehold





Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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