



**Browning Hill Green** Bournemouth Hampshire RG26 5JZ

**Winkworth**





## Browning Hill Green

Baughurst Hampshire RG26 5JZ

### Accommodation

Cottage:

Living room

Sitting room

Kitchen/diner

Utility and cloakroom

Two bedrooms

Bathroom

Shower room

Annexe/Retreat:

Kitchen/living/bedroom

Shower/wet room

Bedroom/studio

Loft store

Garage/workshop

### Description

A very pretty detached cottage with a separate residential annexe giving four bedrooms and three bathrooms across the two buildings. The Retreat offers an opportunity to deliver dual living for perhaps teenagers or relatives, a separate work space or even a possible additional income stream through Airbnb for example.

Approached off a private gravel drive and set in attractive gardens within a tranquil countryside environment, the location has much to recommend it, such as a stroll across the fields to dine at the award winning Wellington Arms.



**The Cottage** is wonderfully framed by mature well kept gardens with a working well to the front.

There is an enclosed porch which leads through into the good size living room that has a brick built fireplace with a log burner at one end and access into the twin aspect sitting room at the other.

The kitchen/diner is set to the rear and has a high vaulted ceiling that combines with the cream shaker style units and floor tiling to create a light and spacious feel. Other nice touches include polished granite worksurfaces, a matching dresser unit, water filters under the sink and a stable door to the outside.

The utility room is fitted in the same shaker style with a water softener and beyond this is the downstairs loo.

Heading upstairs there are two double bedrooms with the main bedroom having a vaulted ceiling and a deep and wide wardrobe with plenty of hanging and storage space.

There is an en-suite bathroom and a separate shower room serves the second bedroom.

**The Retreat** – sits opposite the Cottage and has a contemporary styled kitchen/living room with French doors that open out to a paved courtyard/outside dining space.

There is open access from the kitchen into a large bedroom area.



Off the hallway is a wet room with a shower and behind a doorway are stairs leading up to a bed/sitting room. There is a large loft room on this floor that offers potential for a further bedroom.

The ground floor also has a garage with workshop space to one side.

The **gardens** are focussed centrally between between the Cottage and the Retreat and comprise a pleasant blend of lawns, paved terraces and gravel pathways, sitting areas and driveway.

The garden has plenty of interest with scope to follow the sun or shade throughout the day and a choice of places to sit and relax.

There are also mature apple trees and a neatly laid out vegetable patch.

There is plenty of parking with room for five or six vehicles with access through double five bar gates onto the gravel driveway.

Hot water and heating for the Cottage and Retreat are provided by separate Calor gas fired boilers and they share an environmentally friendly Marsh sewage treatment system.

The location of the cottage is very handy, being situated between the main centres of Basingstoke, Reading and Newbury with mainline rail links into London Waterloo from Basingstoke and access to the Elizabeth Line at Reading. The M3, M4 and A34 are also easily accessible.

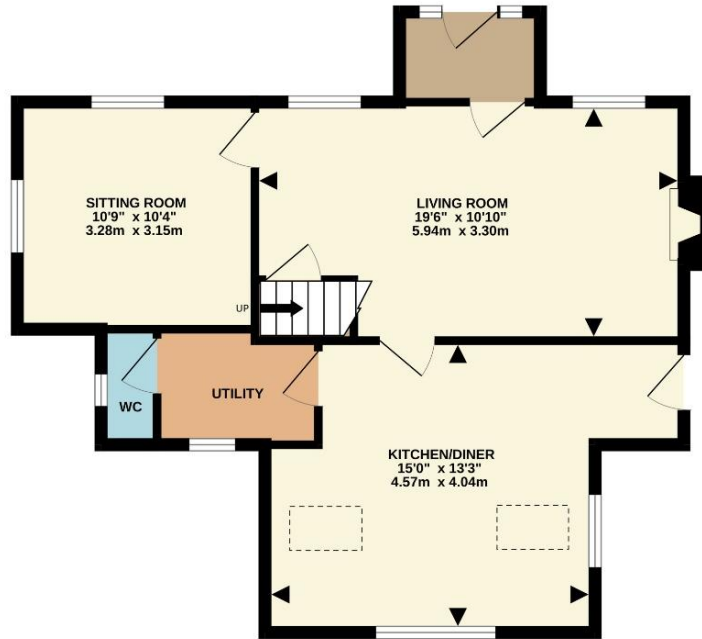
The council tax band for the Cottage is C and band A for the Retreat. The local authority is Basingstoke and Deane Borough Council.





# The Cottage

GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
373 sq.ft. (34.6 sq.m.) approx.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>67</b>
(39-54) <b>E</b>	<b>44</b>
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 978 sq.ft. (90.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

## Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

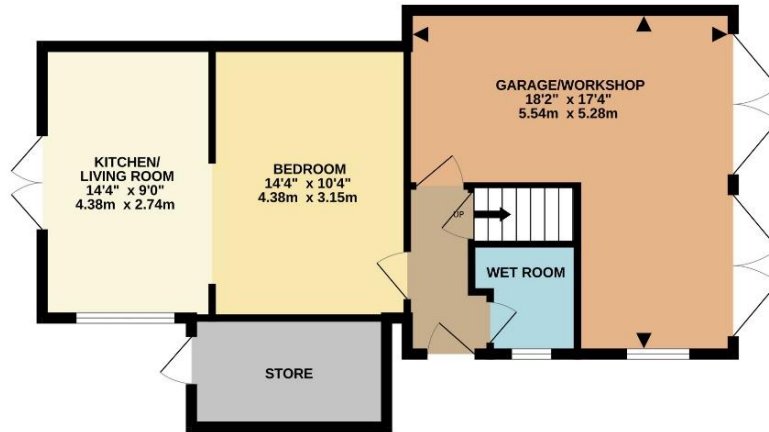
[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



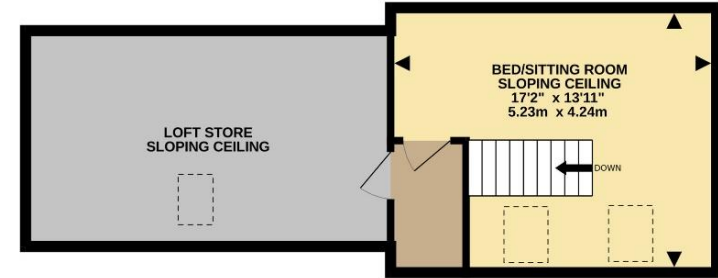
See things differently.

# The Retreat

GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Basingstoke Office

10B Church Street, Basingstoke, Hampshire, RG21 7QE

01256 811730 | basingstoke@winkworth.co.uk

[winkworth.co.uk/Basingstoke](http://winkworth.co.uk/Basingstoke)



See things differently.