



Church Road North Waltham Hampshire RG25 2BG

Winkworth



Church Road

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Accommodation

Lounge/diner
Kitchen
Bedroom one
Bathroom
Bedroom two/loft room
Garage
Gardens
On-street parking

Description

This pretty two bedroom character cottage dates from 1867 and is offered for sale with no onward chain!

It has an idyllic position right in the centre of North Waltham with a lovely outlook over the village green and pond to thatched cottages across the way. To the rear there are views of mature trees with paddocks beyond.

North Waltham is a popular village centred around a traditional duck pond with a church, well regarded primary school, public house and village shop and has easy access to Junction 7 M3 Motorway, which is within two miles. More extensive leisure, recreational and educational facilities can be found in nearby Basingstoke & Winchester.

To the front of the house is a small garden enclosed with wrought iron railings. The front door opens into the lounge/diner which has stairs to the first floor and a log burner inset into a fireplace.

There is open access to the kitchen, which has tiled worksurfaces with an inset electric hob and built-in oven below. There are wall and base mounted storage and display cupboards, an integrated fridge, plumbing for a washing machine, an attractive tiled floor and French doors out to the rear garden.

Heading upstairs, the main bedroom benefits from the pretty outlook to the front and has fitted wardrobes.

The bathroom has a white suite comprising a panelled bath, separate shower cubicle, hand wash basin with a

cupboard below and a low level wc.

A doorway on the landing leads to a stairwell up to the second floor where there is a bedroom/loft room and this benefits from the views to the rear and has a large airing cupboard and access to eaves storage space.

Moving outside, there is a paved terrace at the back of the house leading to a lawned garden, which has flower and shrub borders. At the end is a prefabricated garage that is probably more suited for storage than parking. Access to this and the rear garden is via a shared driveway at the end of the terrace.

Parking here is on-street and non allocated.

With regards to services, heating is all electric as there is no mains gas.

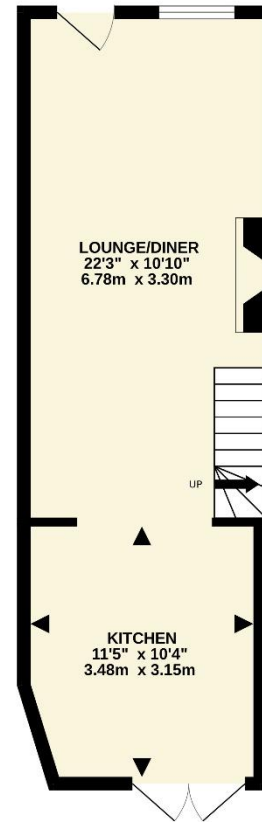


Church Road

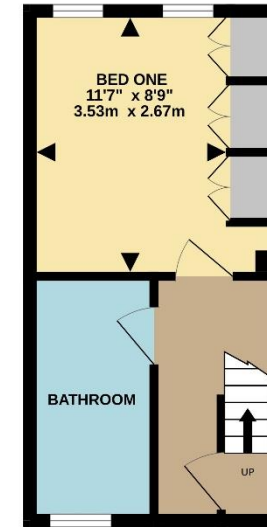
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		85
(69-80)	C		
(56-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

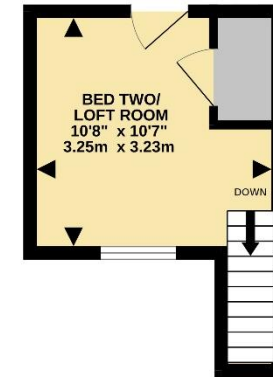
GROUND FLOOR
350 sq.ft. (32.5 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



2ND FLOOR
127 sq.ft. (11.8 sq.m.) approx.



EXTERNAL
136 sq.ft. (12.5 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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.
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