



LITTLE BASING | OLD BASING


**Platinum
Homes**
BY BRIDGES



The Property

Situated overlooking Millfield Nature Reserve on one of the best roads in Old Basing, Apple Tree Cottage is a beautifully presented semi-detached property that has undergone numerous improvements and a sizeable extension to now offer over 1,900 square feet of accommodation.

The centrepiece of the home is undoubtedly the open plan kitchen/dining room, measuring 28' and boasting granite worktops, a Butler style sink, limestone floor tiles, a lantern window, and bi-folding doors to the rear. There are two additional reception rooms, a cloakroom and an entrance porch, the living room in particular with a stunning vaulted ceiling, feature log burner and oak flooring. Throughout the ground floor there is also underfloor heating.

To the first floor there are four bedrooms with an en suite shower room and separate bathroom. The loft has been converted into a hobby room (access via a drop down ladder) with Velux windows that would make an ideal office work space/den.

Outside

To the front there is off street parking for several vehicles approached via a five bar gate.

The rear garden measures circa 125ft in length, offering a high degree of privacy to all sides. Designed into three sections, there is an attractive BBQ/patio seating area, a timber built summer house (with power and light) overlooking the waterfall and pond, and a garden shed with further seating.

The private cul-de-sac is ideally situated for local transport links, with Basingstoke mainline station and junction six of the M3 Motorway both less than two miles away. A perfect spot for country walks, the River Loddon and Bartons Mill are a mere five minute walk away, as are local shops and amenities.



Features

- Four Bedrooms
- Three Reception Rooms
- 28' Kitchen/Dining Room
- Two Bath/Shower Rooms
- Over 1,900 Square Feet
- Semi Rural Situation
- Peaceful Location
- EPC: TBC
- Council Tax Band: E

Contact

Philip Gascoyne

pgascoyne@platinumbybridges.co.uk

01252 975501


**Platinum
Homes**
BY BRIDGES



Little Basing, Basingstoke, RG24

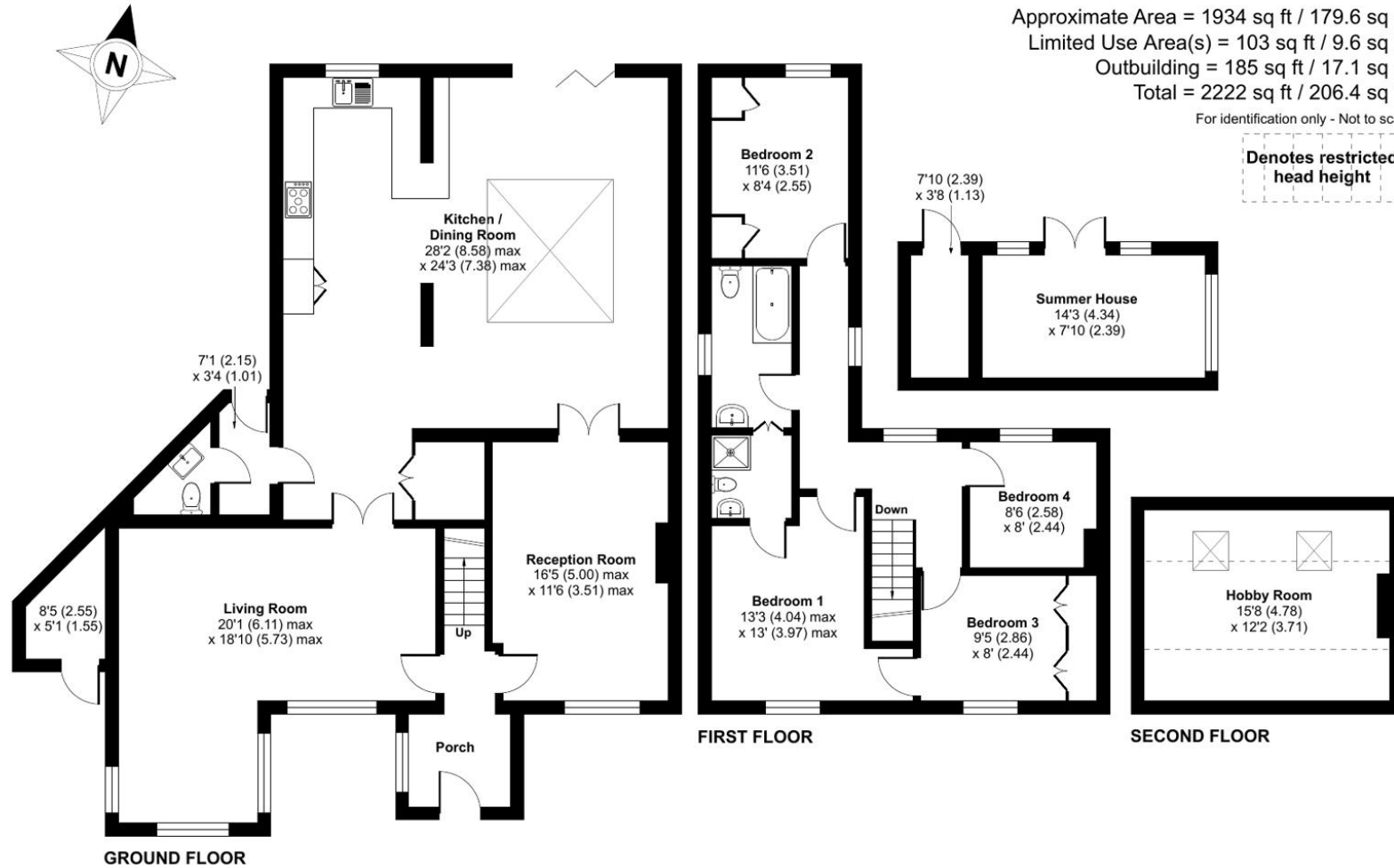
Approximate Area = 1934 sq ft / 179.6 sq m

Limited Use Area(s) = 103 sq ft / 9.6 sq m

Outbuilding = 185 sq ft / 17.1 sq m

Total = 2222 sq ft / 206.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477



Important Notice - These particulars are set out as a general outline only for the guidance of intended purchasers and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise as to their correctness.

