



POT LANE | OLD BASING

  
**Platinum  
Homes**  
BY BRIDGES





## The Property

Surrounded by countryside and set within delightful gardens and grounds, Haydens Pightle is a charming 18th/19th century thatched house which has been tastefully modernised whilst retaining its original charm. There is a host of characterful features including vaulted ceilings, an Inglenook fireplace, and exposed beams.

Arranged over two floors, the ground floor boasts four reception rooms, with the drawing room benefitting from a feature fireplace and double doors out to the terrace and conservatory. The beautifully refitted Neptune kitchen/breakfast room features an electric Aga, central island, and breakfast bar. Beyond the kitchen is the family room, also with double doors out to the garden. Completing the ground floor is a separate dining room with an Inglenook fireplace, sitting room, utility/boot room, and a cloakroom.

On the first floor are four bedrooms and three bathrooms, all beautifully appointed. The principal bedroom features a vaulted ceiling, dressing room, and an en suite bathroom with a separate shower. The guest bedroom also features an en suite shower room. In addition, there is a family shower room.

Within the grounds is the self-contained one double bedroom annexe which features its own kitchen, living room, and shower room, ideal for an au pair or visiting grandparents.

## Outside

The property is approached off a single track lane through a five bar gate along a single driveway with ample parking. There is a double carport attached to the annexe.

The mature grounds measuring 0.6 acres are a special feature of the property with far reaching views over fields and the surrounding countryside. There are various terraced areas and an extensive raised deck seating area together with a garden store with electrics.







## Features

- Four Bedrooms
- Detached Character Home
- Four Reception Rooms
- Three Bathrooms
- Grounds Measuring 0.6 Acres
- Self Contained Annexe
- Countryside Views
- EPC: E (49)
- Council Tax Band: G

## Contact

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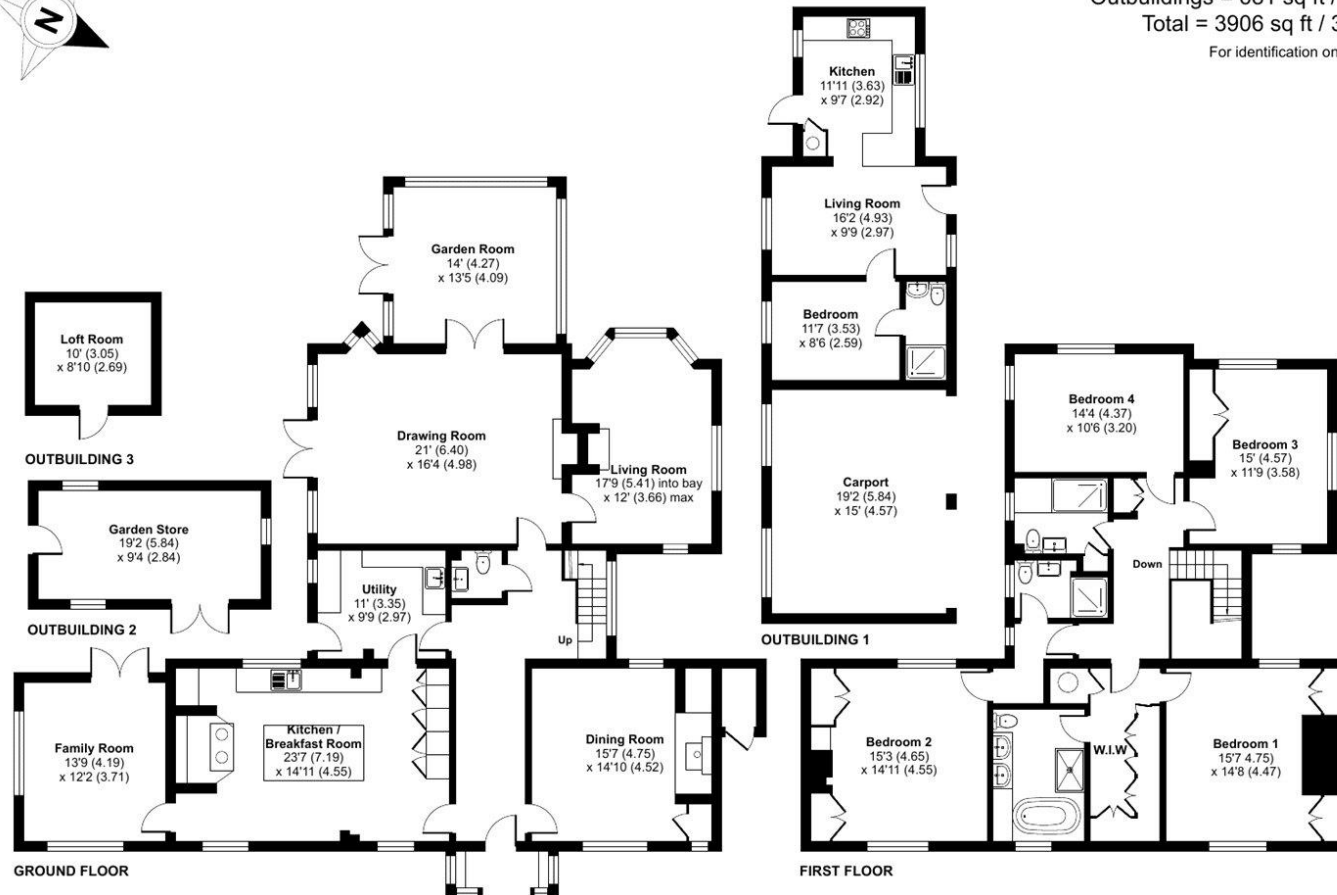
# Pot Lane, Old Basing, Basingstoke, RG24

Approximate Area = 3225 sq ft / 299.6 sq m (excludes carport)

Outbuildings = 681 sq ft / 63.3 sq m

Total = 3906 sq ft / 362.9 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



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