



Church Road | North Waltham | Basingstoke | RG25 2BL

Asking Price £695,000

Waterfords 
Residential Sales & Lettings

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Offered to the market is this stunning 3/4-bedroom detached thatched cottage nestled in the picturesque village of North Waltham.

- Detached Period Cottage
- 2 Bathrooms
- Outbuildings
- Thatched Roof
- 3/4 Bedrooms
- Additional Loft Room
- Private Driveway
- Parking
- Council Tax Band: E

This stunning thatched cottage dates back to the mid-19th century and has undergone many improvements by the current owners including the addition of a garden pod ideal for a summer house or office. The thatched roof has been re-thatched 8 years ago providing security for future owners.

As you enter this home you are greeted by a warm and welcoming feel. The large living room has been thoughtfully decorated while keeping the exposed wood beams and open fire place. To the rear the kitchen / dining room is an extension of the original property and has been



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VIEW WITH
WATERFORDS



recently renovated with modern appliances, plethora of storage and a central island providing an excellent space for family and friends.

Upstairs you will find 3 generous sized rooms and 2 bathrooms. The 2nd bedroom further benefits from an en-suite bathroom. There is an additional room in the loft with built in storage making this ideal for a 4th bedroom or home office.

Waterfords are delighted to represent this lovely thatched cottage, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

This property is approached by a driveway large enough for 3 vehicles followed by a mainly laid to lawn front garden with a pathway leading to the front door. To the rear is a delightful garden with the addition of an outbuilding ideal for a home office.

Located in the sought after picturesque village of North Waltham residents will enjoy a quiet life surrounded by beautiful countryside walks with easy access to Basingstoke located about 6 miles away. The village is set in a small valley, surrounded by rolling chalk uplands covered in arable farming, giving the village a close relationship with the open countryside and a genuinely rural feel. Centred around the pond, the village is a small but vibrant community with many groups covering many different interests and community activities like the annual village



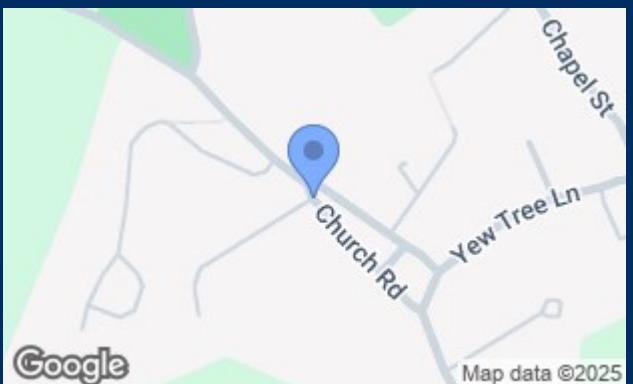
fete/big lunch.

The village has a history dating back to the early Anglo-Saxon era. It boasts several historic buildings, including a Norman church, a Victorian School, and a range of houses from as far back as 1460.

Are you looking to buy a property in Hampshire? Then Waterfords Estate Agents are here to help you. As your trusted local estate agent in Surrey and Hampshire since 1995, you can ask us any questions about Fleet and the surrounding area. Feel free to pop into our branch in the Hart Centre to talk to us or call us on 01252 623333. We look forward in assisting you with buying a home in Fleet!

Are you wondering: how much is my house worth in Hampshire? Waterfords Estate Agents can provide you with a home valuation based on the latest sales agreed for similar properties as well as valuable insights into buyers based on our extensive database. We take an analytical approach to ensuring that your property is priced correctly and ready to be sold quickly. All our advice is free and without obligation.





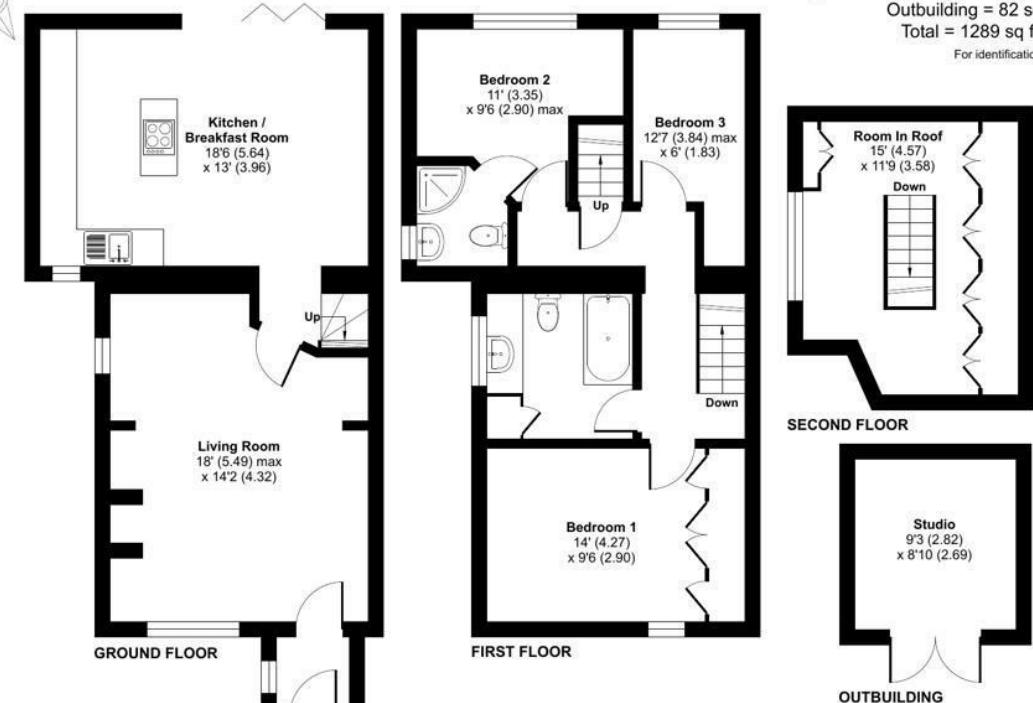
Dove Cottage Church Road, North Waltham, Basingstoke, RG25

Approximate Area = 1207 sq ft / 112.1 sq m

Outbuilding = 82 sq ft / 7.6 sq m

Total = 1289 sq ft / 119.7 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntschecom 2024. Produced for Waterfords. REF: 1075099.

Waterfords

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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 69 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (35-54) E | | 50 | |
| (21-35) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |