

Wells House
Guide Price £1,150,000

Carter Jonas

Wells House
Wolverton
RG26 5SX

A beautifully appointed Grade 2 listed thatched cottage set in a very tranquil location and situated in just under an acre of gardens down a no-through country lane and surrounded by open fields with far reaching views.

– Newbury and Newbury station – 11 miles
– Basingstoke and Basingstoke station – 8 miles
– M4 (J12) – 9 miles

Beautiful, thatched cottage • 5 reception rooms • 4 bedrooms • 3 bath/shower rooms • double garage • large drive • just under an acre of grounds and gardens • 2 properties being sold as 1 • excellent flexibility • excellent commuting networks • Council Tax Band G and E



Situation

The property is located in an outstanding and peaceful rural location close to Wolverton Park. Wolverton is ideally located for Newbury, Basingstoke and Reading serving main line train stations to Paddington and Waterloo. There are nearby amenities including a public house, local stores doctors/dental surgeries in Kingsclere which is a short drive a way. A number of excellent independent schools are within a 10 mile radius including Cheam, St. Gabriel's, Downe House, Horris Hill and Sherfield School with The Hurst Secondary School in the nearby village of Baughurst and Grantham Farm Montessori school just a few miles along the road. There are numerous stunning walks on your doorstep and many bridleways offering ideal opportunities for other countryside pursuits. Communications are excellent with easy access to the M4 J12 (9 miles), M3 J6 (8 miles) and London by rail through Waterloo and Paddington.

Description

Wells House is a charming and beautifully appointed Grade 2 listed thatched cottage (re-thatched approx 8 years ago) set in just under an acre of gardens down a no-through country lane. The property is on the market as one lot although the two properties have separate titles and can be lived in as individually lived in, ideally suited for multigenerational living.

The main cottage has three bedrooms, two bathrooms and four reception rooms but the surprise bonus is a self-contained attached one bedroom cottage with both retaining an abundance of character. Accommodation in the main cottage comprises entrance hall living room, dining room, study, stunning and refitted open-plan kitchen/diner, utility room and two cloakrooms. Upstairs there is three double bedrooms accessed via two separate staircases and two refitted bathrooms with further separate WC. Next door offers a large living room, study, kitchen, bedroom and en-suite bathroom.

Outside

The property is approached over a gravel drive leading to an ample driveway and double garage. There is also a separate drive on the other side of the house to serve the smaller cottage. The sizable garden, of just under an acre, enjoys excellent privacy and separates into different areas to include large areas of lawn, plentiful shrubs, wildlife pond and backs onto open farmland. There is also a number of large sheds providing storage.

Additional Information

Tenure: Freehold
Services: Mains water, electricity and oil fired central heating for each cottage. Both cottages share the private septic tank
Local Authority: Basingstoke & Deane Borough Council
Council Tax: Band G and E
Viewing: By prior appointment through the Newbury office 01635 263010
Directions: Please use postcode RG26 5SX







Approximate Gross Internal Area
288.41 sq m / 3104.41 sq ft
(Excludes Garage & Shed)
Garage Area 25.86 sq m / 278.35 sq ft
Shed Area 15.38 sq m / 165.54 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.





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