



CHALK COTTAGE

Chapel Street, North Waltham, Hampshire, RG25 2BZ

Carter Jonas

CHALK COTTAGE, CHAPEL STREET, NORTH WALTHAM, HAMPSHIRE, RG25 2BZ

- Grade II Listed part thatched cottage
- 4 bedrooms
- 3 bathrooms
- Kitchen
- Dining room
- Sitting Room
- Study / Snug
- Driveway and garage
- Annexe / studio room
- Delightful cottage gardens

DESCRIPTION

Chalk Cottage is a delightful traditional period home, ideally positioned within the heart of the village, with many character features, exposed timber beams and a partly thatched roof which was fully re-thatched in June 2022. The door from the driveway opens on to a generous hallway, with access to a utility room with shower. At the other end of the hall is the door to the kitchen, with a range of fitted wooden units, granite worktop, range cooker and hood and windows to the front and side. The kitchen leads onto an elegant dining room, with views over the main garden. Adjoining the dining room is the sitting room with stove and feature fireplace. A further versatile reception room could be used as a snug or study and leads out onto the main garden via a porch. The first-floor accommodation comprises four bedrooms, three of which are spacious doubles, family bathroom and en suite in the main bedroom.

In addition to the above accommodation, a detached outbuilding houses a double garage and an annexe / studio room with separate shower room. This building offers great potential and could be used for a variety of purposes such as a home office, games room or gym.

CHARMING DETACHED COTTAGE WITH USEFUL ANNEXE / STUDIO



OUTSIDE

Externally, the gardens are a particular feature of the house, and have the feel of a quintessential English cottage garden, with many well stocked beds and borders, fruit trees and an area for growing vegetables. The borders are interspersed with lawned areas and pathways, and the gardens have been very well looked after by the current owner. In addition, there is a driveway with parking for several cars.

LOCATION

North Waltham is a popular village situated just 10 miles from Winchester. The village itself has a traditional duck pond, church, well regarded primary school, public house and village shop, and is well located for 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. A number of independent schools are close by including Prince's Mead School, Twyford School, Pilgrims', Winchester College and St Swithun's. The village is not far from the well-regarded Henry Beaufort Secondary School and Peter Symonds Sixth Form College.

ADDITIONAL INFORMATION

Tenure: Freehold.

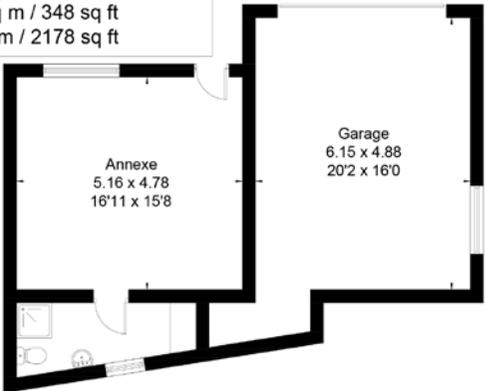
Services: Mains water, electricity, drainage. Oil central heating.

Local Authority: Basingstoke and Deane. Council Tax Band F.

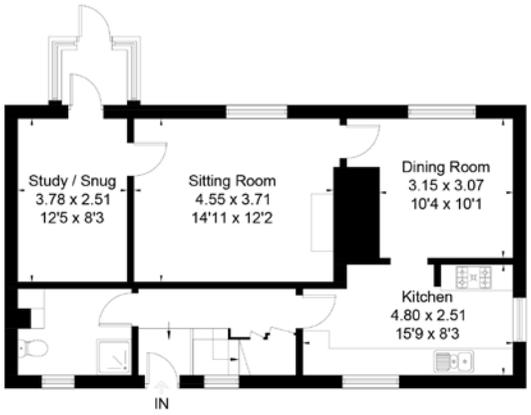
Viewing: Strictly by appointment through the agents.



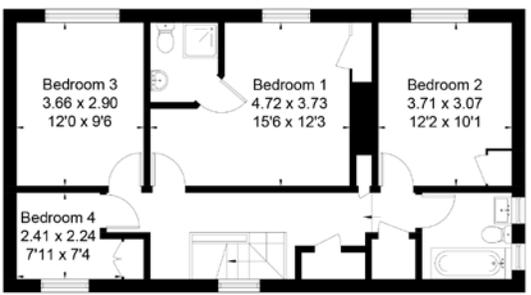
Chalk Cottage, Chapel Street, RG25
 Approximate Floor Area = 138.6 sq m / 1492 sq ft
 Annexe = 31.4 sq m / 338 sq ft
 Garage = 32.3 sq m / 348 sq ft
 Total = 202.3 sq m / 2178 sq ft



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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