



19 COLD HARBOUR

North Waltham, Hampshire, RG25 2BH

Carter Jonas

19 COLD HARBOUR, NORTH WALTHAM, HAMPSHIRE, RG25 2BH

- 3 bedrooms
- Sitting room
- Kitchen / Dining room
- Family bathroom and downstairs w/c
- Recently modernised and refurbished
- Delightful gardens
- Driveway with ample parking
- Views over surrounding farmland

DESCRIPTION

This well-presented family home offers well proportioned accommodation, with scope to extend further (subject to obtaining the relevant consents). It's edge of village location enables access to the facilities of the village centre, whilst being very secluded with a rural outlook. The front door leads to an inner hallway, with a door onto the sitting room, with French windows onto the garden and a feature fireplace with log burner. The ground floor accommodation also includes a downstairs w/c and a generous kitchen / dining room with views to the rear and a door to the rear garden. The kitchen has a range of base and eye level units and space for various appliances. Stairs lead to the first floor, with three double bedrooms and a recently fitted bathroom.

OUTSIDE

Externally, the gardens are a particular feature of the property and wrap around the side and rear of the house, with post and rail fencing enabling a fabulous vista across the fields and woodland to the rear. The gardens are well

IMMACULATE FAMILY HOME WITH STUNNING COUNTRYSIDE VIEWS



stocked and have been beautifully landscaped. There is a driveway to the front of the house providing 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.

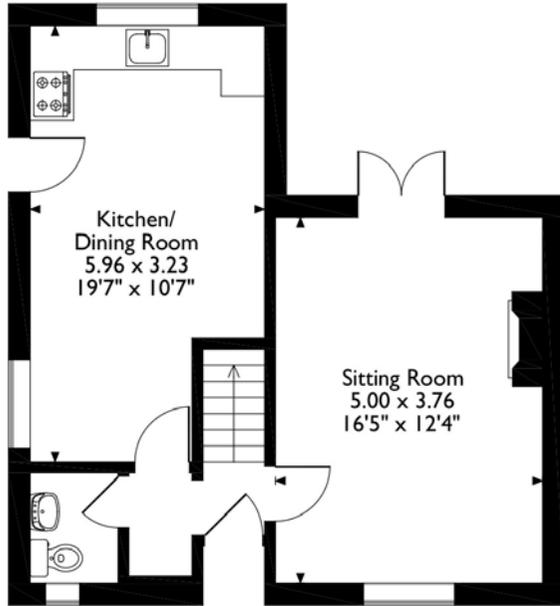
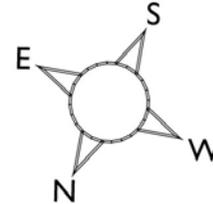
Services: Mains water on a meter. Mains electricity and mains drainage. Electric central heating. Mobile phone coverage and broadband speeds can be checked here: <https://checker.ofcom.org.uk/>. Broadband: Standard and Superfast predicted to be available. Highest available predicted download speed: 79 Mbps. Highest available predicted upload speed: 20 Mbps. Predicted mobile signal/coverage: Yes.

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

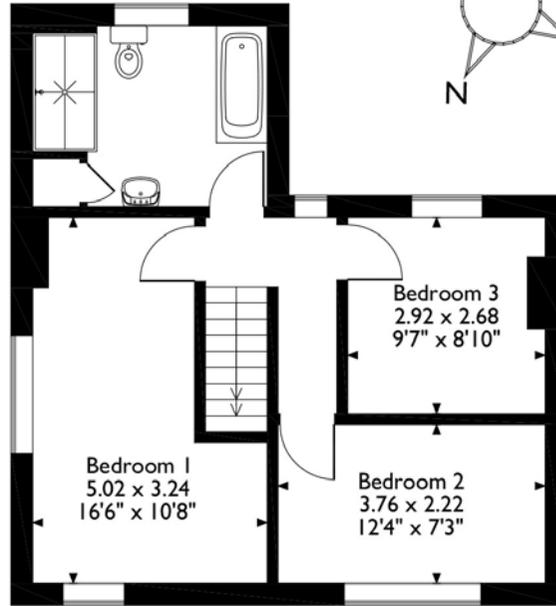
Viewing: Strictly by appointment through the agent, Carter Jonas.



19, Cold Harbour, Basingstoke, Hampshire
 Approximate Gross Internal Area
 87 Sq M/ 936 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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