



Axford Lodge Cottage, Axford, Hampshire, RG25 2DZ

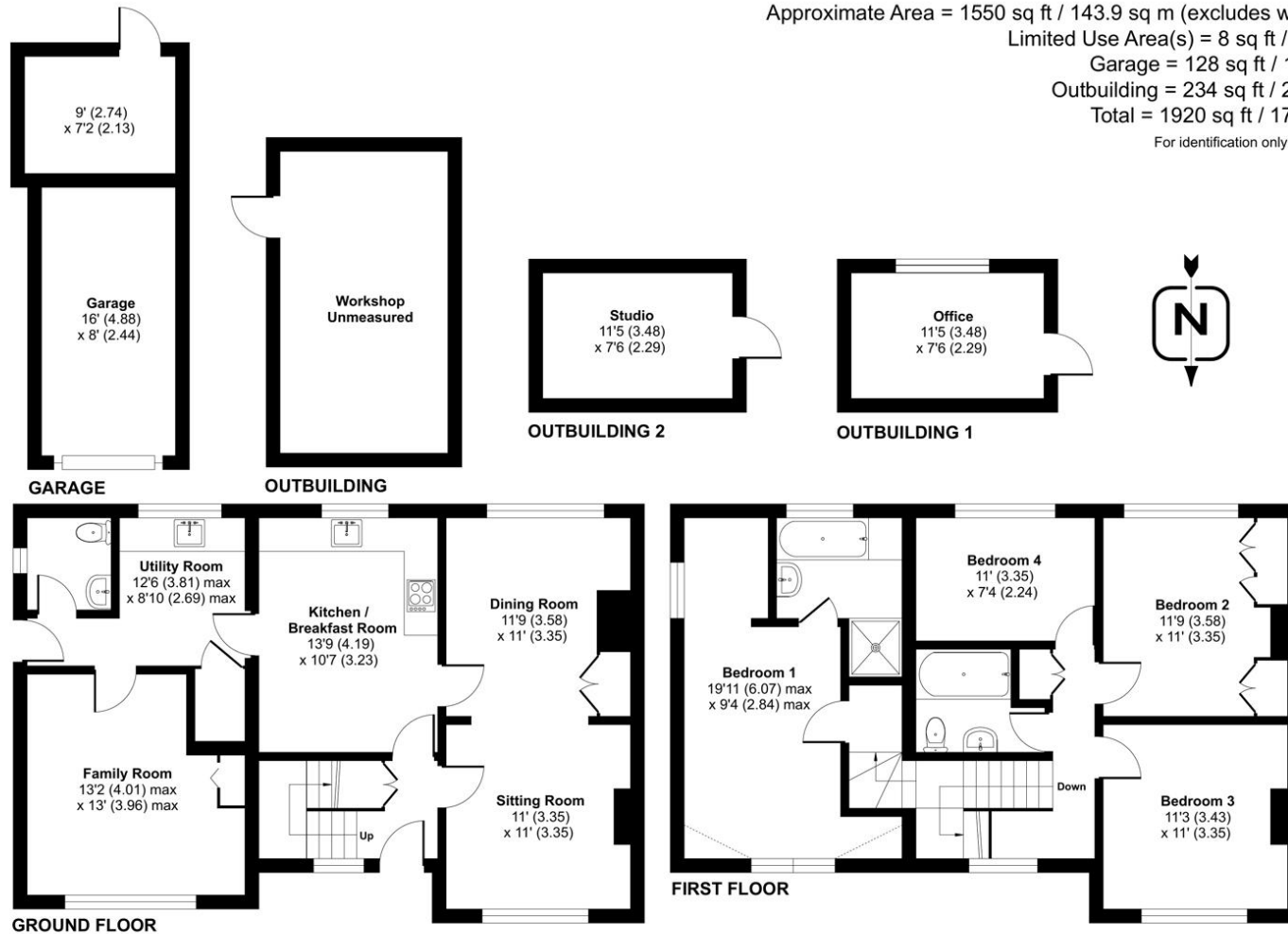


ACCOMMODATION

Nestled in the sought-after village of Axford, just north of Alresford, this delightful four-bedroom character home exudes warmth and comfort. Sympathetic extensions have enhanced the living space, creating versatile accommodation throughout. Set on a secluded plot, the cottage boasts front and rear gardens, along with several practical features: an insulated garden office with super-fast fibre broadband, a garage, a spacious workshop, and additional insulated sheds for storage. Approaching the cottage from the driveway, a path leads across the front garden to a covered porch. Upon opening the front door, you step into the entrance hall, where stairs ascend to the first floor. Directly ahead lies the kitchen/breakfast room, complete with ample storage, plenty of worktop space, an eye-level double oven, and an electric hob. A connecting door leads to the dining room, featuring a charming fireplace and alcove storage, this seamlessly connects to the to the cosy sitting room, warmed by a wood-burning stove and adorned with alcove shelving. Adjacent to the kitchen, you'll find a utility room, larder cupboard, cloakroom, and a spacious family room/study. Upstairs, the principal bedroom enjoys a double aspect, with a dressing area accommodating wardrobes, in addition to an en-suite bathroom with a separate bath and shower. Bedrooms two and three are both generously sized double rooms, while the fourth bedroom provides comfortable single accommodation. Additionally, there is a family bathroom to complete the upper level.

Approximate Area = 1550 sq ft / 143.9 sq m (excludes workshop)
 Limited Use Area(s) = 8 sq ft / 0.7 sq m
 Garage = 128 sq ft / 11.8 sq m
 Outbuilding = 234 sq ft / 21.7 sq m
 Total = 1920 sq ft / 178.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1131288



SITUATION

Axford, situated in The Candover Valley, lies 8 miles north of Alresford and 7 miles south of Basingstoke. Nearby amenities include a village shop in Preston Candover. For broader shopping and leisure options, explore the cathedral city of Winchester and the historic town of Alresford, as well as neighbouring Alton and Basingstoke.



SPECIFICATION

- Village Location
- En-suite Bathroom
- Outbuildings
- Garage
- Rural
- Cottage
- Log Burner
- Approx 0.2 Acre Plot

LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band D

ASKING PRICE £780,000

TENURE

Freehold