



**DEANE GATE COTTAGE**  
Deane, Hampshire, RG25 3AX

**Carter Jonas**

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## DEANE GATE COTTAGE, DEANE, HAMPSHIRE, RG25 3AX

- Period thatched cottage
- 3 bedrooms
- Sitting room
- Kitchen / dining room
- Delightful gardens
- Detached double garage
- Third of an acre plot
- Edge of village location

### DESCRIPTION

This pretty historic cottage offers great character, with many period features remaining. The property is entered via an entrance hall with stable door and downstairs w/c, which leads on to the kitchen / breakfast room. This triple aspect room is well laid out, with a range of bespoke wooden units, granite worksurfaces, integrated appliances and space for a dining table. The adjoining sitting room is well proportioned and features a delightful inglenook fireplace with log burner. Stairs from the sitting room rise to the first floor landing, which in turn provides access to three bedrooms and a family bathroom.

### OUTSIDE

Externally, the gardens are a particular feature of the property, with an expanse of lawn leading to an al fresco dining area at the rear, with views over farmland. Additional areas of interest include a vegetable garden, greenhouse and a brick built "folly" which could be turned into a walled garden. In addition to the driveway there is a detached timber framed double garage which provides excellent storage.

## CHARMING, DETACHED COTTAGE ON THE EDGE OF THE VILLAGE OF DEANE



## LOCATION

Deane is a small Hampshire village, located in an enviable rural position at the start of the river Test close to the west of Basingstoke, and close to the villages of North Waltham and Overton. At North Waltham there is a highly regarded primary school along with a shop and a pub. Overton is only 2 miles away and provides more extensive facilities catering for most day-to-day requirements, with a range of shops, pubs and restaurants, a school, doctors' surgery and railway station to London (Waterloo about 55 minutes). Basingstoke offers an extensive range of leisure, recreational and educational facilities.

Despite its rural position, the property is very accessible with mainline railway stations in both Overton and Basingstoke providing fast and frequent services to London Waterloo, and Junction 7 of the M3 is within a short drive.

## ADDITIONAL INFORMATION

**Tenure:** Freehold.

**Services:** Mains electricity, water and LPG. LPG central heating. Septic Tank. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

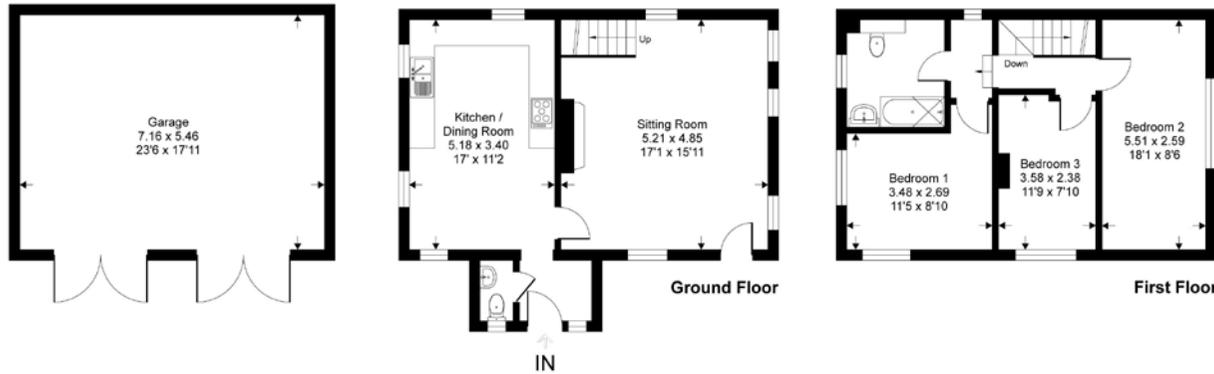
**Local Authority:** Basingstoke and Deane Borough Council. Council Tax Band E.

**Viewings:** Strictly by appointment with Carter Jonas, 01962 842742.



**Deane, Basingstoke, RG25**

Approximate Gross Internal Area = 95 sq m / 1017 sq ft  
 Approximate Garage Internal Area = 39 sq m / 420 sq ft  
 Approximate Total Internal Area = 134 sq m / 1437 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
 Produced for Carter Jonas

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		59
(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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