




Goose Green Cottage

Browninghill Green, Baughurst, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A fine Grade II listed cottage located off a private lane in an idyllic rural setting

A 16th-century timber-framed property that sensitively combines quality fixtures and fittings with exposed wooden flooring and neutral décor throughout. Period features include a part-thatched roof, casement windows, exposed beams, and original fireplaces, creating an ideal space for family living and entertaining.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGE AND DOUBLE CARPORT



0.63 ACRES



FREEHOLD



RURAL



1,936 SQ FT



**GUIDE PRICE
£1,150,000**



The property

Dating from the 16th century, Goose Green Cottage is a late-medieval, timber-framed, double-fronted home that has been sensitively extended to offer over 1,900 sq ft of light-filled accommodation across two floors. Blending modern amenities and quality fixtures with period charm, the result is a stunning and elegant home, ideal for both family living and entertaining. The accommodation flows from a welcoming reception hall and includes a sitting room with a striking inglenook fireplace, and a dining room with bespoke storage, a woodburning stove, and glazed doors opening to the garden. The kitchen is fitted with a range of freestanding base units and opens into a triple-aspect orangery-style conservatory with a glazed roof and large picture windows, including French doors opening onto the terrace on two sides. A fitted utility room neighbouring the kitchen opens into the inner hallway of a bedroom wing providing two modern double bedrooms, one with French doors to the front aspect and the other with a feature bay window with window seating overlooking the rear aspect, together with a family shower room. Stairs

from the reception hall lead to a generous landing, accessing a double bedroom and a modern family bathroom. A concealed staircase from the sitting room rises to the vaulted principal bedroom, which includes a fitted dressing room and a contemporary en suite with a freestanding slipper bath.

Outside

Having plenty of kerb appeal, the property is approached through a five-bar gate with an adjacent single garage, also accessible from the private lane. A gravelled driveway provides private parking and gives access to a double green oak frame carport with cloakroom and external stairs rising to a vaulted first floor studio with numerous skylights admitting a wealth of natural light. The generous garden surrounding the property is laid mainly to lawn and features a raised pond, a potager vegetable garden with greenhouse, a natural pond, a small stream with footbridge, numerous seating areas, a timber summer house and a wraparound terrace off the conservatory.



Location

Goose Green Cottage is situated about half way between the towns of Newbury and Basingstoke in the small hamlet of Browninghill Green, south of the village of Baughurst. Surrounded by beautiful countryside offering a short stroll over the fields to the highly acclaimed Wellington Arms, wonderful walking and riding opportunities, Browninghill Green offers all the advantages of outdoor space, combined with accessibility to larger towns and fast transport links. There are excellent local facilities in Baughurst and Tadley which includes great local schools, leisure and sports centre, variety of shops, post office, chemist, and doctors' surgery to name a few. It is in an excellent location for commuting, either by direct train service from Newbury into London Paddington, Basingstoke into London Waterloo, or by car via the M4 or M3. There is a wide choice of highly rated schools in the area including Cheam, Elstree, Horris Hill, Bradfield College and Downe House plus many more.

Distances

- Baughurst 2 miles
- Tadley 3 miles
- M4 Junction 9 miles
- Newbury 11 miles

Nearby Stations

- Midgham (47 minutes to London Paddington)
- Basingstoke (50 minutes to London Waterloo)

Key Locations

- Silchester Common and Pamber Forest
- Ashford Hill Nature Reserve
- Jane Austen's House Museum

Nearby Schools

- Bradfield College
- Cheam
- Elstree
- Downe House



Floorplans

House internal area 1,936 sq ft (180 sq m)

For identification purposes only.

Directions

RG26 5JZ

what3words: ///drums.beak.stream

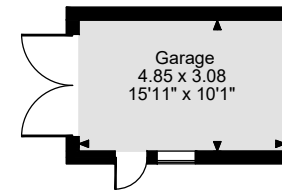
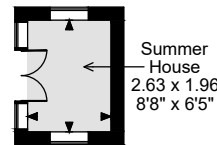
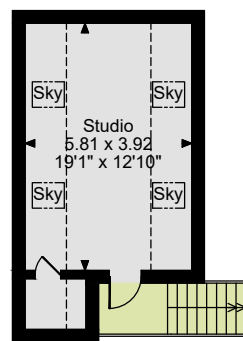
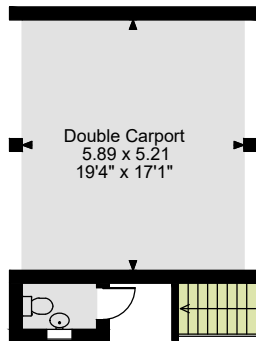
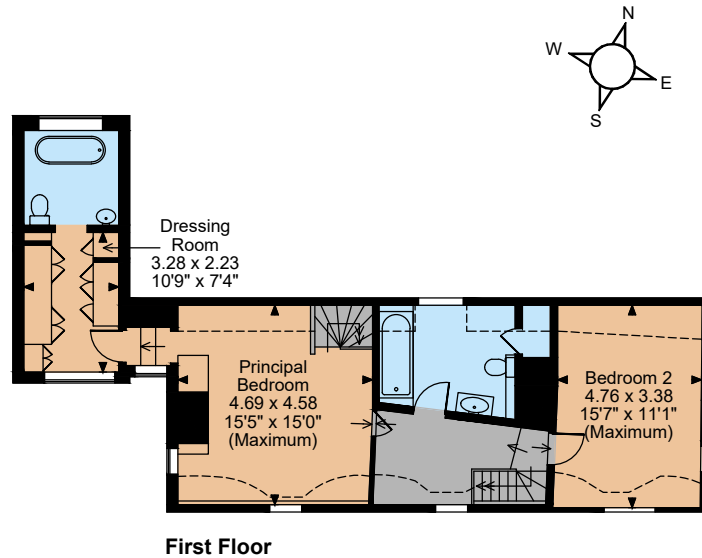
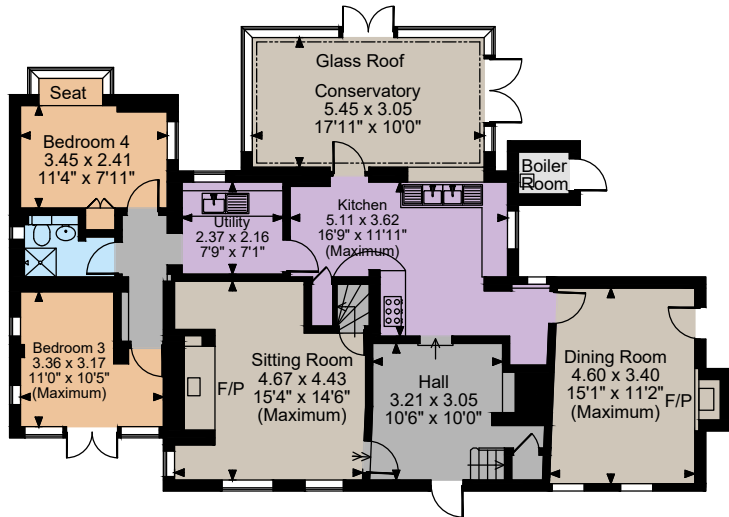
General

Local Authority: Basingstoke and Deane

Services: Mains electricity and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. More information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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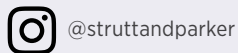
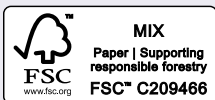
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