



Carpenters Cottage

Burkham, Hampshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A charming, traditional country cottage in a glorious, peaceful setting

Appealing on arrival across open countryside, this delightful home offers versatile living including 3 reception rooms, 4 bedrooms and a studio annexe over the garage. The gardens and grounds amount to 2.65 acres.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



GARAGING WITH STUDIO OVER



2.65 ACRES



FREEHOLD



RURAL



2,549 SQ FT



£1,490,000 GUIDE PRICE



The property

Carpenters Cottage is a charming and much loved home in a wonderfully peaceful and private setting. The accommodation is versatile offering various lifestyles options to suit. On entering, one is immediately struck by the character in the dining hall that leads seamlessly into the kitchen on the left which features a range of bespoke cabinets, work surfaces, exposed timbers, open fireplace and an electric AGA and a separate electric hob and oven. A comfortable sitting room has a dual aspect over the gardens and has a wood burning stove as a notable focal point. To the rear of the property is a family room or study with French windows. From here, you can access the wine store cellar.

The character throughout this property continues on the first floor with further exposed timbers. The first floor has four bedrooms and two bathrooms. Stairs lead up to the second floor, which is currently used as storage and an occasional bedroom.

Above the garage there is an additional, ancillary living space/kitchen and shower room. This could be used as an annexe for guests.

Outside

Carpenters Cottage is situated on a picturesque, level plot of around 2.65 acres. The enclosed, wrap-around garden is wonderfully private, and mainly laid to lawn with various trees and shrubs. There is a terrace to the front of the property which is ideal for outdoor entertaining. The property is approached along a driveway arriving at ample parking. The garage building provides secure vehicle cover to extensive storage to suit. This could be used as an annexe for guests. There are further stone outbuildings that, subject to necessary consent, could be converted.

A large paddock, open to the garden and the south of the property, is ideal for equestrian or pasture use and has a clay pigeon tower.



Location

Carpenters Cottage can be found in the most glorious setting in the hamlet of Burkham, on the edge of the Candover Valley. From the property, there is direct access to woodland owned by the Woodland Trust

The nearby market town of Alton provides good shopping facilities, with the larger regional centres of Basingstoke and Winchester offering a broader range of amenities.

Communications are excellent, with the M3 and A31 easily accessible, providing access to central London and the south coast and linking the national motorway networks for Heathrow, Gatwick and Southampton airports. Mainline stations at Basingstoke and Alton connect to London Waterloo - from 46 minutes.

Distances

- Alton 7 miles
- Odiham 11 miles
- Basingstoke 9 miles
- Farnham 17 miles
- M3 (Jct 5) 10 miles

Nearby Stations

- Basingstoke
- Alton

Nearby Schools

- Lords Wandsworth College
- Eggar's School
- St Swithun's School
- The Sherfield School
- Wellesley Prep School





Floorplans

House internal area 2,259 sq ft (210 sq m)

Garage internal area 372 (35 sq m)

Studio internal area 290 sq ft (26 sq m)

Outbuilding internal area 270 sq ft (25 sq m)

Total internal area 3,191 sq ft (296 sq m)

For identification purposes only.

Directions

GU34 5RR

what3words: ///Bullion.Chestnuts.Funnels

General

Local Authority: East Hampshire District Council

Services: Mains electricity, water, oil fired heating and private drainage (septic tank). We understand the private drainage does not comply with current regulations.

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

Council Tax: Band G

EPC Rating: E

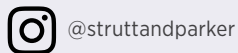
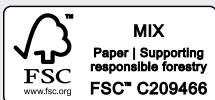
Odiham

82 High Street, Odiham, Hampshire RG29 1LP

01256 702892

odiham@struttandparker.com

struttandparker.com



Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken June 2024. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited

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

□□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dia/8637994/SS