



Rose Cottage, Charter Alley, Hampshire

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& PARKER**

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Rose Cottage Pamber Road, Charter Alley, Hampshire RG26 5PZ

A prestigious 5-bedroom equestrian property with annexe, stabling, manège and 10 acres of beautifully fenced grazing.

Tadley 2 miles, Basingstoke 6 miles, Newbury 13 miles, Reading 15 miles, Bramley station 4 miles (London Paddington 49 minutes), Basingstoke station 6 miles (47 minutes to London Waterloo) A339 (Newbury-Alton road) 4 miles, M3 (Jct. 6) 7 miles, M4 (Jct. 12) 13 miles, London Heathrow Airport 40 miles.

Storm porch | Reception hall | Drawing room
Sitting room | Kitchen/dining/family room
Utility room | Boot room | Cloakroom | Principal bedroom with dressing room and en suite shower room | 4 Further bedrooms, one en suite
Family bathroom | Garden | Outbuilding with garage and annexe | Stable block | Outbuilding with barn and gym | 10 acres | Manège
EPC rating C

The property

Rose Cottage is an attractive double-fronted country home providing more than 3,100 sq. ft. of flexible accommodation arranged over two light-filled floors. The accommodation flows from a spacious yet welcoming reception hall with feature woodburning fireplace, bespoke storage and cloakroom, a generous drawing room, a spacious sitting room with freestanding woodburner and French doors to the terrace and a extensive 37 ft. flagstone-floored kitchen/dining/family room with window seating.

The kitchen itself offers a range of wall and base units, an Aga, and modern integrated appliances, while the triple aspect family room

has a large sky lantern and French doors to the terrace. Adjacent to the kitchen is a utility and a boot room.

On the first floor the property provides a generous principal bedroom with fitted dressing room and modern en suite shower room, an additional bedroom with en suite shower room, three further double bedrooms and a contemporary family bathroom.

Outside

The property is approached through double gates over a sweeping tree-lined driveway and gravelled forecourt with turning circle offering private parking and giving access to an outbuilding with 37 ft. open-sided barn and gym and an outbuilding with garage, an annexe comprising sitting room/kitchen and en suite bedroom and link-attached stable block with three loose boxes and tack room. Screened by mature hedging, the garden is laid mainly to level lawn and well stocked flowerbeds and features a large terrace, ideal for entertaining and al fresco dining. The property also benefits from 10 acres of stock-fenced pasture and an all-weather manège.

Location

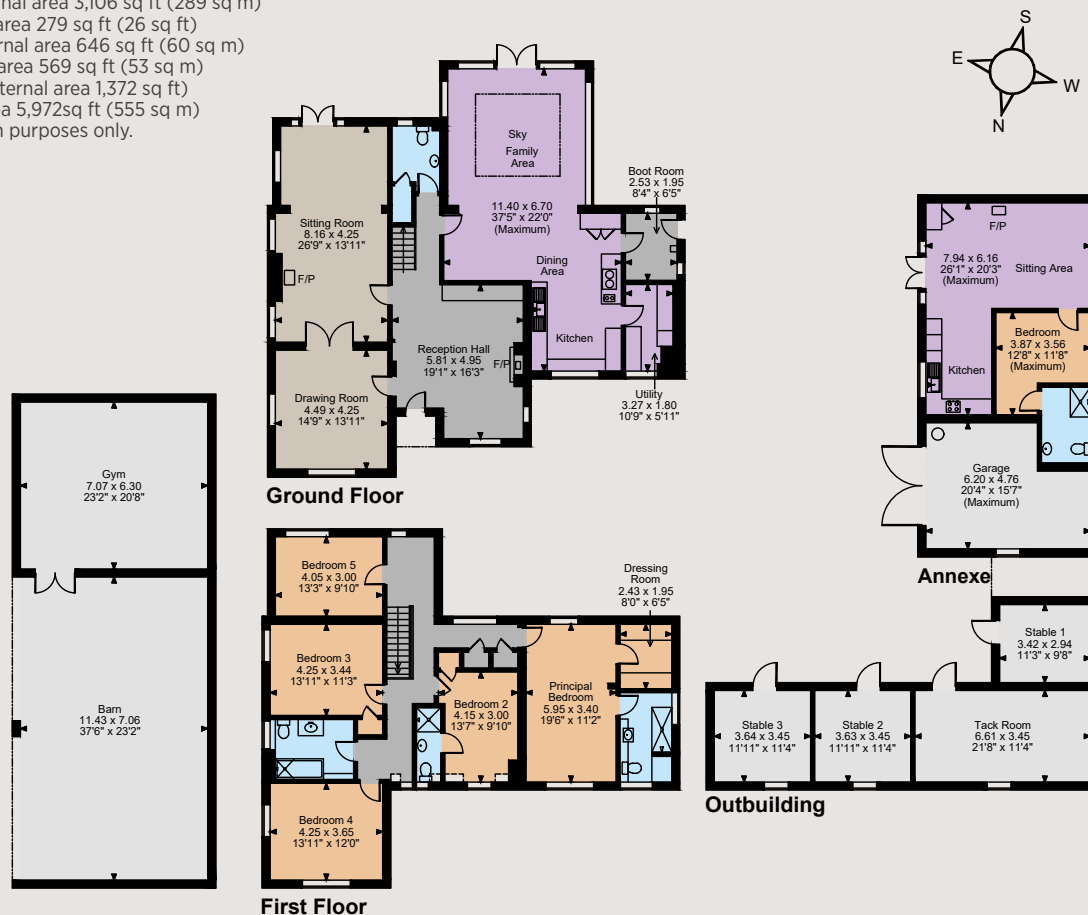
The small village of Charter Alley lies in a convenient and semi-rural location to the north of Basingstoke and offers useful facilities including a village store/café and public house. Nearby Tadley village offers day-to-day amenities including a church, independent shopping, a library, fitness centre and primary school. Basingstoke, Newbury and Reading all offer extensive shopping, service, leisure and sporting facilities. Communications links are excellent: the M3 and 4 motorways link to major regional centres and the national motorway network and Bramley station has regular services to Basingstoke, Reading and central London. The area offers a wide range of independent schools including Sherfield, Padworth College, Cheam and Elstree, and The Priory primary school is within walking distance.





Floorplans

Main House internal area 3,106 sq ft (289 sq m)
Garage internal area 279 sq ft (26 sq ft)
Outbuilding internal area 646 sq ft (60 sq m)
Annexe internal area 569 sq ft (53 sq m)
Barn and gym internal area 1,372 sq ft
Total internal area 5,972sq ft (555 sq m)
For identification purposes only.



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

Denotes restricted head height

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Directions

From Strutt & Parker's Newbury office follow Western Avenue (A4), continue on to A339 towards Basingstoke and stay on this road for 9.4 miles. Turn left onto Ramsdell Road, continue straight for 1.9 miles then bear left onto Baughurst Road. Turn right onto Church Road, after 0.9 mile turn right onto The Common, then turn left onto Deans Lane. Continue onto Old Chapel Lane, turn left onto Pamber Road and after 0.1 mile Rose Cottage can be found on the left.

what3words:

///exam.heartless.probably

General

Local Authority: Basingstoke and Deane

Tel: 01256 844844

Services: Mains electricity, water and drainage. Gas.

Council Tax: Band G

Tenure: Freehold

Guide Price: £2,250,000

Newbury

55 Northbrook Street, Newbury RG14 1AN

01635 521707

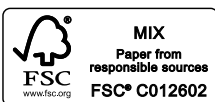
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