



Wells House, Wolverton, Tadley RG26 5SX
Price: £1,150,000

Features.



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Description.

A charming and beautifully appointed picture perfect Grade II listed thatched cottage (re-thatched approx. 8 years ago) set in just under an acre of gardens down a no-through country lane and surrounded by open fields with far reaching views. A more tranquil location would be difficult to find yet it is just a short drive from the village of Kingsclere where a good array of amenities can be found.

Accommodation in the main cottage comprises entrance hall living room, dining room, study, stunning and refitted open-plan kitchen/diner, utility room and two cloakrooms. Upstairs there is three double bedrooms accessed via two separate staircases and two refitted bathrooms with further separate WC.

Next door offers a large living room, study, kitchen, bedroom and en-suite bathroom. The sizable garden enjoys privacy and is separated into different areas and backs onto open farmland. There is a detached double garage with ample driveway parking and further large sheds providing storage.



The main house has three bedrooms, two bathrooms and four reception rooms but the surprise bonus is a self contained attached one bedroom cottage and both still retain an abundance of character. The property is on the market as one lot although the two properties have separate titles.

Location.

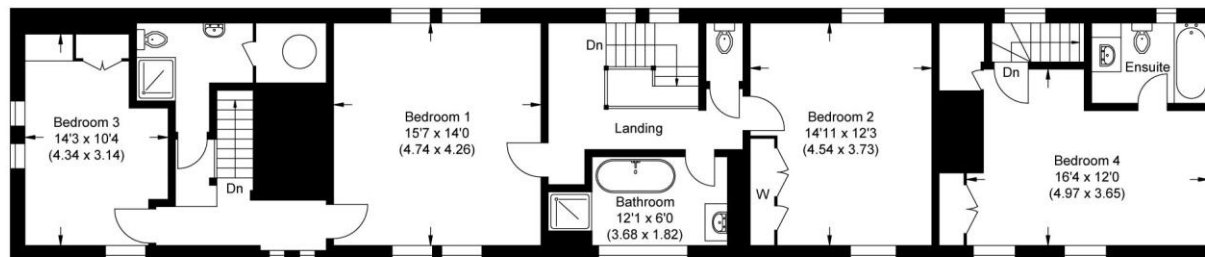
The property is located in an outstanding and peaceful rural location close to Wolverton Park. Wolverton is ideally located for Newbury, Basingstoke and Reading serving main line train stations to Paddington and Waterloo. There are nearby amenities including a public house, local stores doctors/dental surgeries in Kingsclere. A number of excellent independent schools are within a 10 mile radius including Cheam, St. Gabriel's, Downe House, Horris Hill and Sherfield School with The Hurst Secondary School in the nearby village of Baughurst and Grantham Farm Montessori school just a few miles along the road. There are numerous stunning walks on your doorstep and many bridleways offering ideal opportunities for other countryside pursuits. Communications are excellent with easy access to the M4 J12 (9 miles), M3 J6 (8 miles) and London by rail through Waterloo and Paddington



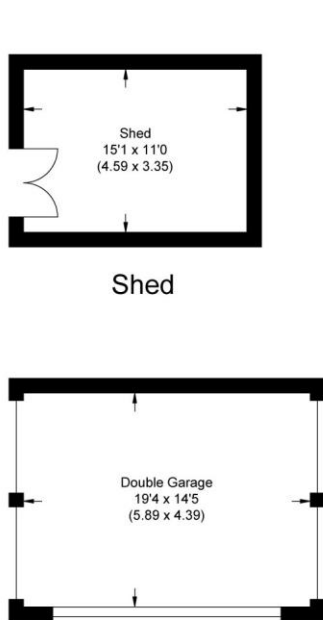




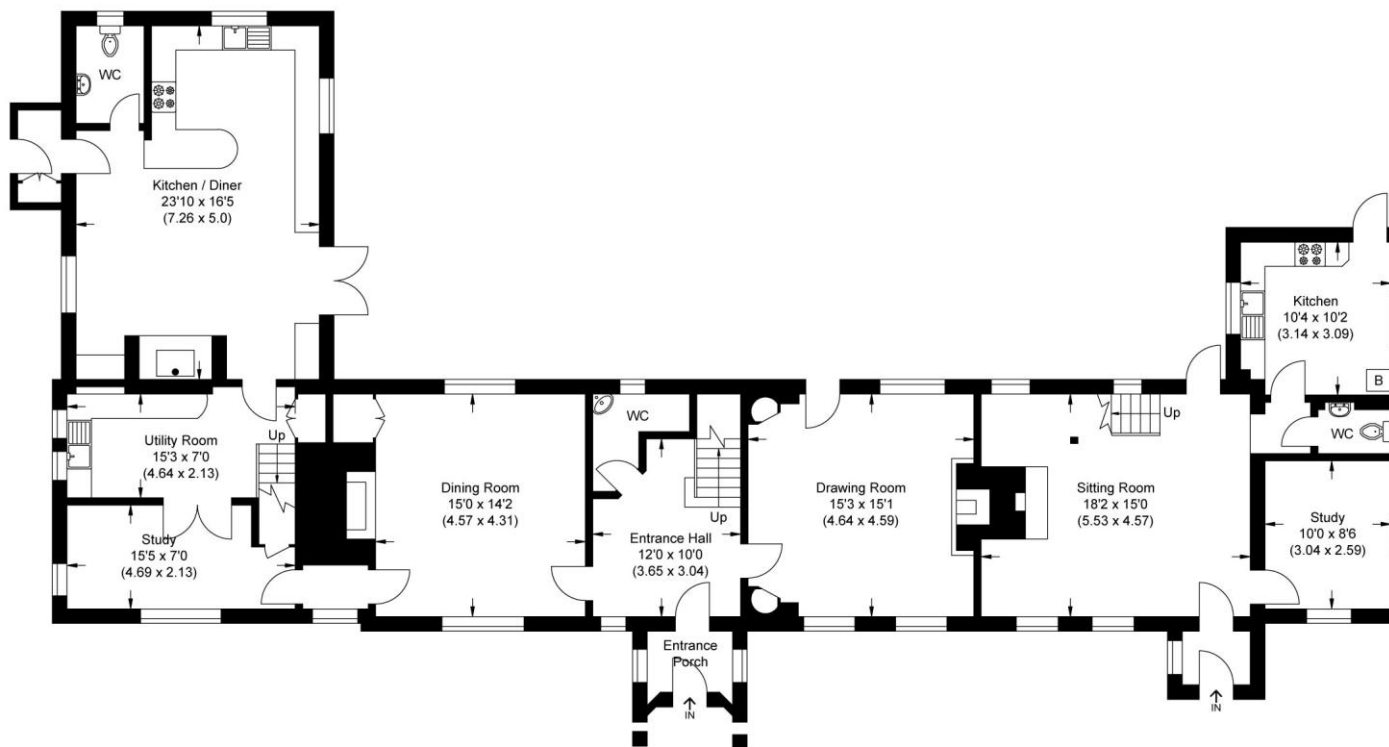
Approximate Gross Internal Area
288.41 sq m / 3104.41 sq ft
(Excludes Garage & Shed)
Garage Area 25.86 sq m / 278.35 sq ft
Shed Area 15.38 sq m / 165.54 sq ft



First Floor



Garage



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.





Important Notice

PROPERTY MISDESCRIPTIONS ACT 1991

The information in this document is indicative and is intended to act as a guide only. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. This information does not constitute a contract or warranty. The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture. We would like to point out that all photographs are taken with a wide angle lens and any fitted appliances have not been tested.

EPC: TBC

COUNCIL TAX BAND: G
2025/2026: £3,617.47.

TENURE: FREEHOLD

For more information on this property or to arrange a viewing please call the office.

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