



**Dix Hill** Pamber Green Tadley Hampshire RG26 3AA

**Winkworth**



## Dix Hill

Pamber Green Tadley  
Hampshire RG26 3AA

## Accommodation

Living room  
Dining room  
Kitchen  
Garden room  
Two bedrooms  
Bathroom  
Double garage  
Large plot (0.28 acres)

## Description

This pretty detached two bedroom cottage is full to the brim with character features such as exposed beams and is believed by the seller to date from the early to mid 1700's with later additions. It sits in attractive gardens of over  $\frac{1}{4}$  acre and is situated within the Tadley Conservation area.

The property does require updating and is available for sale with no onward chain.



The main door into the house leads into a triple aspect dining room. There is open access through into the kitchen, which has a gas fired Rayburn cast iron range cooker (this also supplies the central heating and hot water), together with an inset electric hob and built-in oven.

An open doorway leads into an inner lobby which continues through into the living room. This has a deep inglenook fireplace with a bread oven to one side.

A stable style door opens into a ground floor double bedroom.

The bathroom is on the ground floor and this has a bath, wash basin and wc.

Completing the ground floor is the garden room to

the rear with views out over the lawns.

There is a second double bedroom on the first floor with stairs up from the living room and this has fitted wardrobes.

Heading outside, there are good size well established gardens with a gentle slope up to the rear, providing a pleasant outlook over the house to the mature trees of Pamber forest beyond. The contoured lawns are interspersed with well stocked flower and shrub beds and borders.

A timber shed and greenhouse are included in the sale.

There is also a large detached double width garage to the side of the house (with power and light) with access along a driveway with five bar double gates to the front.

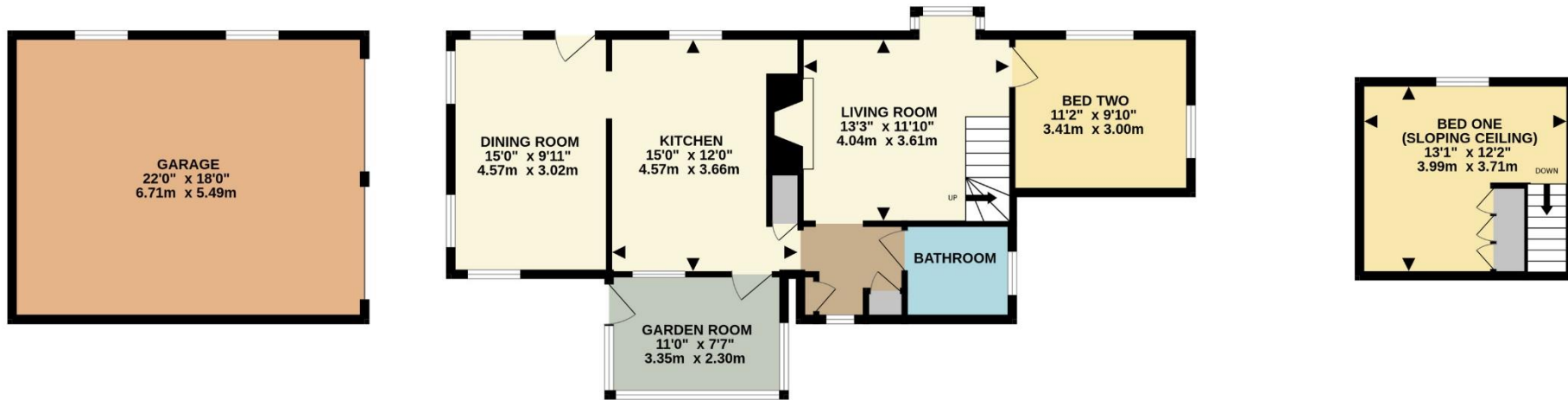


# Dix Hill

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GROUND FLOOR  
1143 sq.ft. (106.2 sq.m.) approx.

1ST FLOOR  
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 1304 sq.ft. (121.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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