



Axford Lodge Cottages Farleigh Road Axford Hampshire RG25 2DZ

Winkworth



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Accommodation

Hallway
Living room
Dining room
Sitting room
Kitchen/breakfast room
Utility and cloakroom
Four bedrooms
En-suite and family bathrooms
Outside office
Garage and outbuildings
Plot of around ¼ acre

Description

This spacious four bedroom semi-detached cottage is situated in a quiet hamlet between Basingstoke and Winchester. It sits in a secluded plot of around ¼ acre and offers a great opportunity for a long term family home. There are a range of outbuildings including an outside office and a large workshop.

Axford is a pretty place to live, surrounded by Hampshire countryside with a popular primary school in Preston Candover. The M3 motorway is easily accessible at junction 7.



The house has a covered porch with the front door heading into the entrance hall.

The kitchen/breakfast room is at the rear and has a ceramic sink unit, an inset electric hob and a built-in oven and grill with space and plumbing for a dishwasher. There are wall and base mounted cupboards and further storage space in the walk-in larder. The utility room houses the oil fired boiler and has plumbing for a washing machine with a stable door to the outside.

The living and dining room are open plan with a log burner inset into a brick fire surround in the living area. There is also a sitting room in the far corner of the house for a bit of 'quiet time'. The ground floor is completed by the downstairs loo and a deep cupboard under the stairs.

Moving upstairs, there are four bedrooms in all, three 'doubles' and a good size 'single'. The main bedroom

has a dressing area and an ensuite bathroom that has both a bath and shower cubicle. Bedroom two has built-in wardrobes and the family bathroom has a shower over the bath.

Externally, there are gardens to the front and rear of the house and both have a good degree of screening from mature trees and shrubs.

There are also some useful outbuildings including a 'home office' that has power and light and a stable style door. The large workshop offers plenty of space for anyone wishing to indulge a hobby.

Parking is very good here with driveway parking for numerous vehicles in addition to the garage.

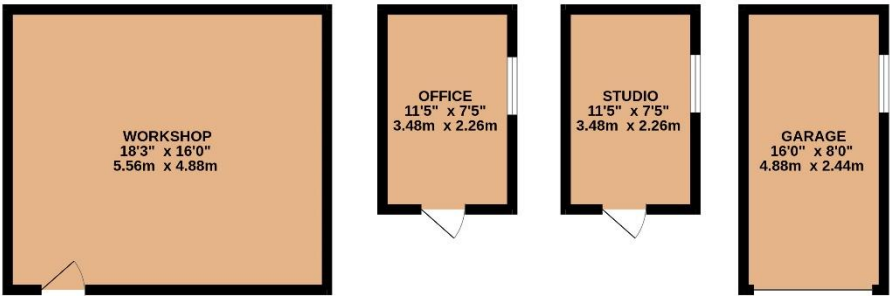
Heating and hot water are provided by an oil fired boiler and the waste drainage is to a shared septic tank.



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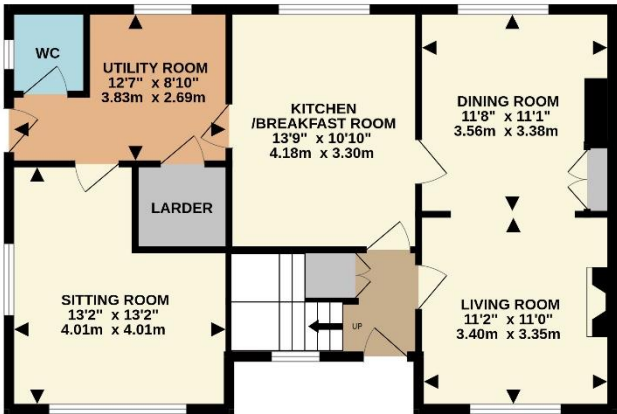
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OUTBUILDINGS
590 sq.ft. (54.8 sq.m.) approx.

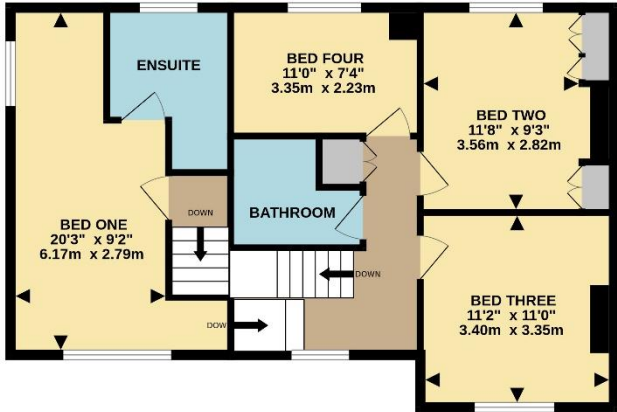


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

GROUND FLOOR
745 sq.ft. (69.3 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 2042 sq.ft. (189.7 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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Winkworth

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