



Plough Cottage Farleigh Road Cliddesden Hampshire RG25 2JL



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Accommodation

Enclosed porch
Cloakroom
Living room
Kitchen/diner
Utility room
Three bedrooms
Ensuite
Bathroom
Double garage
Driveway parking
Gardens

Description

Perfectly positioned in the heart of Cliddesden village, Plough Cottage is a three bedroom semi detached cottage with a view over looking the pond.

There are local amenities within walking distance, The Jolly Farmer pub being one of them! There are numerous walks and cycle paths close by too. In addition, you have easy access into Basingstoke's Town Centre and mainline train station.



Plough Cottage was built in 2002 in the conservation area. The house is double fronted with the stairs going through the middle between floors.

From the entrance hall you step into the living room to the left which has a log burner and twin aspect windows giving the room a light and airy feel.

To the right from the hall, you enter the dining room and then onto the country style kitchen to the rear.

There is open access into the kitchen with plenty of storage cupboards and integrated Bosch appliances from double oven and microwave to fridge/freezer, together with a separate utility area.

To finish off the downstairs accommodation there is a downstairs cloakroom and large under stairs storage cupboard.

Upstairs you have bedrooms one and two facing out onto the pond both with built-in storage cupboards. In addition to this, there is a good size ensuite shower room to bedroom one.

Bedroom three sits to the rear of the house and also has a storage cupboard.

The main bathroom is a white suite with wall tiling.

Externally, the enclosed rear garden is paved with shrubs and access to the double garage with electric doors and driveway parking for multiple vehicles.

Viewings are highly recommended by appointment only.



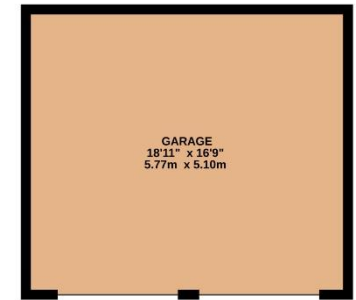
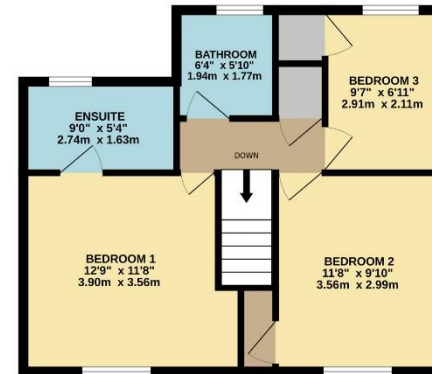
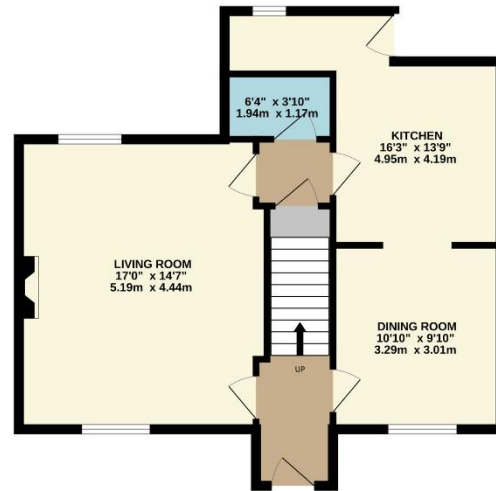
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GROUND FLOOR
598 sq.ft. (55.5 sq.m.) approx.

1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.

2ND FLOOR
317 sq.ft. (29.4 sq.m.) approx.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	83
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	72
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA : 1399 sq.ft. (130.0 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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