



Cannon Cottage, 4 Crown Lane, Old Basing, Basingstoke, Hampshire, RG24 **7DN**

Property

This beautifully presented Grade II listed detached thatched cottage, is situated in the heart of the soughtafter historical village of Old Basing. Cannon Cottage sits in almost half an acre of grounds and is full or character and charm dating back to the 1580's.

The current owners have sympathetically updated and modernised the cottage, inside and out and it has recently been totally re-thatched. Many of the original features such as exposed beams, brickwork, vaulted ceilings, original fireplaces and latch doors have been retained to provide a stunning family home offering flexible living.

Ground Floor

You are welcomed in the inviting hallway which leads to the elegant living room with striking feature inglenook fireplace.

The heart of the home is a generous open plan fitted kitchen/dining/family room, with integrated appliances as well as a gas-fuelled AGA and central island. From the kitchen there is direct access into a fully fitted utility room. As well as the exposed beams the dining area also boasts a stunning inglenook fireplace. There is a study with built-in cabinetry and a two further reception rooms one of which is being used as a music room and the other a bedroom. An inner hallway provides access out to the rear garden.

There is also a bathroom suite and shower room on the There is potential for development of the garage to an ground floor.

Two staircases give access to different areas on the first Location floor.

First Floor

On the first floor are four good sized bedrooms. The impressive main vaulted bedroom benefits from a built-in dressing area.

There is a bathroom with free standing, roll-top bath and a separate W.C.

Outside

The attractive, well-maintained enclosed walled garden wraps around from the rear of the cottage to the side and front. The garden is mainly laid to lawn with mature planting, flower boarders, shrubs, trees and hedging. Immediately to the rear is a patio area with steps up to the garden making it an ideal entertaining space or simply a place to relax in and enjoy the garden.

Cannon Cottage is approached via a private driveway providing parking for several cars, leading to a detached garage with electric up and over door, electrics and power along with a fully boarded mezzanine storage

office etc subject to the usual planning permission.

Cannon Cottage is situated in the heart of the village of Old Basing. This thriving village provides everyday facilities, including a bakery/coffee shop, village store, public houses, doctors, dental and veterinary surgeries, as well as a church, village hall, tennis, cricket, bowling and archery clubs.

There is a highly regarded infants and primary school within the village. Independent schools nearby include Wellesley Prep, Sherfield School, Lord Wandsworth and Cheam, to name but a few.

Basingstoke town centre is close by and provides an extensive range of shopping, educational and recreational facilities.

There are stations at Basingstoke and Hook, providing fast and frequent services to London Waterloo, Winchester and Reading.

The surrounding countryside is most delightful, throughout which are many public footpaths and attractive walks across farmland and along the Rivers Lyde and Loddon.













Page 8







Page 11





Page 13



Page 14

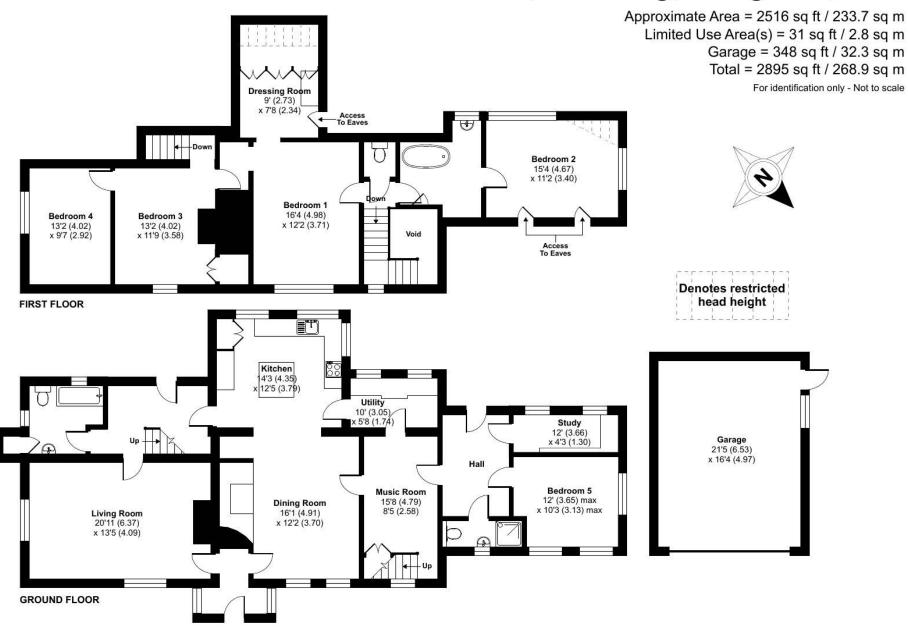


Page 15



Page 16

Crown Lane, Old Basing, Basingstoke, RG24



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1288364

Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Old Basing offers a choice of public houses, cafe and convenience store.

Road links are excellent within the local area and the M3 access is within 3 miles of the property.











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If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Services & Material Information

Water – Mains Gas – Mains Electric – Mains Sewage – Mains Materials used in construction - Brick & Thatched Roofs How does broadband enter the property - FTTP (fibre to the premises)

Directions - Postcode RG24 7DN. Please contact McCarthy Holden for detailed directions.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
Telephone sole agents
McCarthy Holden: 01256 704851

Local Authority Tax band is G Basingstoke & Deane 01256 844844



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