

**SANSOME
&GEORGE**

sansomeandgeorge.co.uk



**SANSOME
&GEORGE**

**4 Freemantle Park Farm Cottages, Cottington Hill, Hannington,
Tadley, Hampshire, RG26 5UD**

**Offers in excess of £500,000
Freehold**

4 Freemantle Park Farm Cottages, Cottington Hill, Hannington, Tadley, Hampshire, RG26 5UD

SANSOME & GEORGE | 360° VIRTUAL TOUR AVAILABLE | Welcome to this charming period semi-detached house located in the idyllic village of Hannington. This delightful property boasts three bedrooms, two reception rooms, and a bathroom.

As you approach the property, you'll be greeted by its picturesque surroundings, offering a serene and tranquil atmosphere. Tucked away from the hustle and bustle of city life, this home provides a sense of seclusion while still being conveniently located.

Inside, the property offers generous living spaces, allowing for comfortable and spacious living. The large garden is perfect for outdoor activities or simply unwinding amidst nature's beauty. Off-street parking and a garage provide ample space for your vehicles and additional storage.

Hannington is a sought-after village, with its scenic surroundings and convenient location, this property is ideal for those seeking a peaceful and spacious home.

Don't miss out on the opportunity to make this charming semi-detached house your new home. Contact us today to arrange a viewing.

EPC EER - E

Council Tax Band - E

Council - Basingstoke & Deane

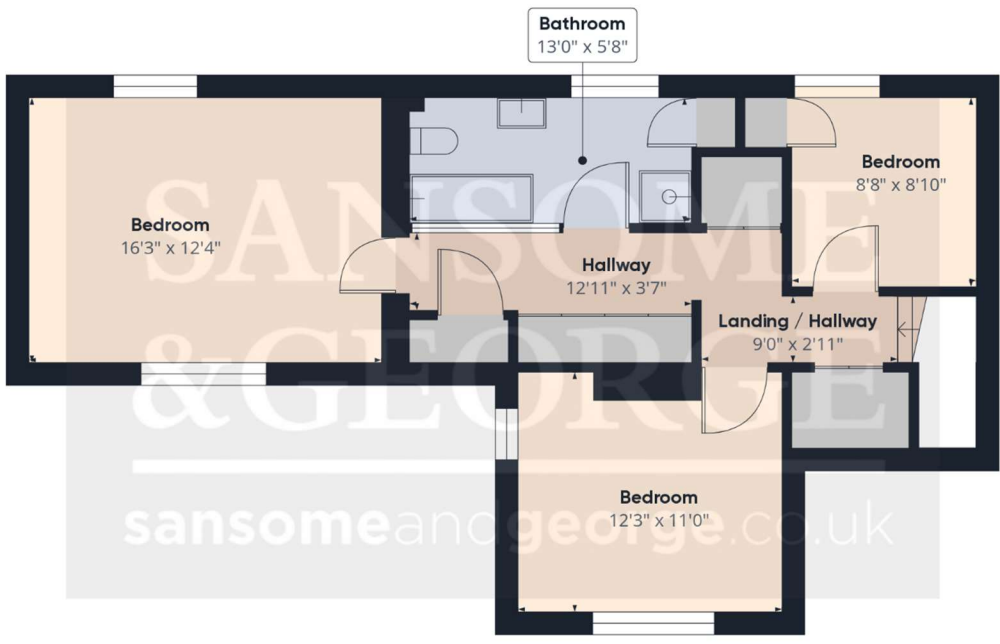
- 3 Bedroom semi-detached Cottage
- 2 Reception rooms
- Kitchen, cloakroom
- 3 Bedrooms, bathroom
- Large Garden







Floor 0



Floor 1

Approximate total area⁽¹⁾
1335.82 ft²

Reduced headroom
17.52 ft²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Sansome and George - Basingstoke

41 - 43 Winchester Street
Basingstoke
Hants
RG21 7EF

T: 01256 807 111

E: basingstoke@sansomeandgeorge.co.uk

www.sansomeandgeorge.co.uk

Sansome & George is a trading name of Sansome & George Hampshire Ltd.
Registered in England and Wales no: 5133463. VAT no: 641 8655 23.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

Anti-Money Laundering Statement: We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.