



Farriers Close, Preston Candover, Basingstoke, Hampshire, RG25 2EZ

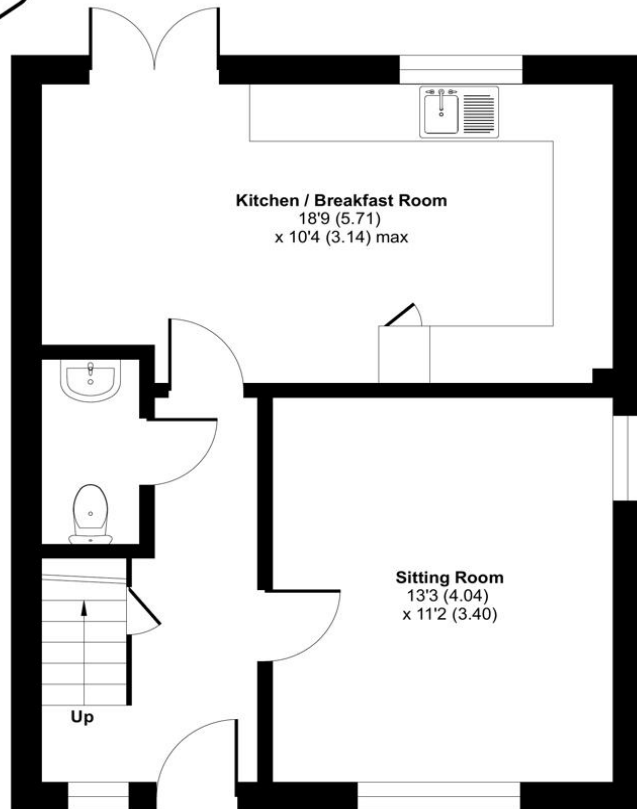


ACCOMMODATION

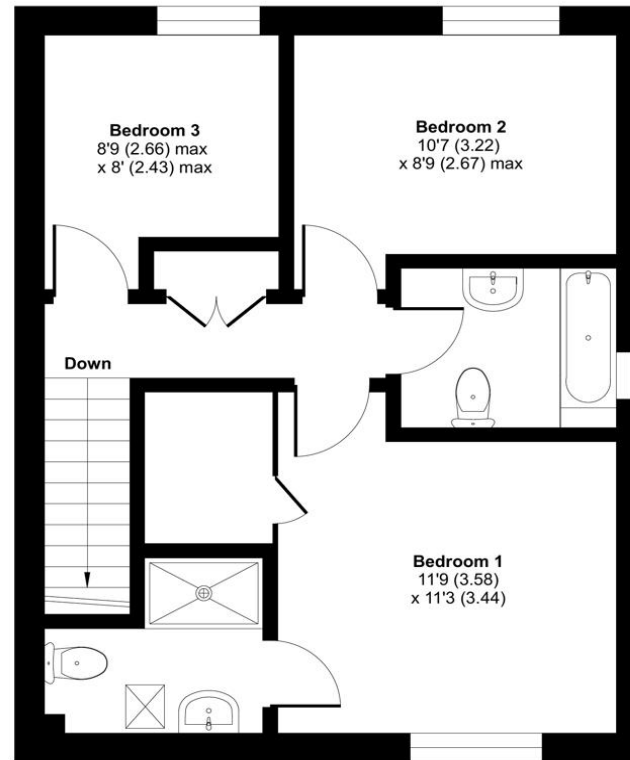
An attractive modern home forming part of a small, bespoke development in the heart of the highly sought-after village of Preston Candover, quietly tucked away from passing traffic and enjoying a peaceful setting. The property is approached via a well-maintained garden, with the front door opening into a welcoming entrance hall. To the right is a cosy sitting room, centred around a charming wood-burning stove that provides an attractive focal point and creates a warm, inviting atmosphere. To the rear of the property, the hall opens into a superb open-plan kitchen/breakfast room. The well-appointed kitchen features a range of integrated appliances and ample storage, while double doors lead directly out to the rear garden, creating an ideal space for both everyday living and entertaining. The ground floor accommodation is completed by a convenient cloakroom. Upstairs, the property continues to impress with three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room, while a stylish modern family bathroom serves the remaining bedrooms. Outside, the beautifully maintained rear garden offers a private and enclosed retreat, enhanced by an eye-catching water feature and a paved patio area that is perfect for al fresco dining and outdoor entertaining, particularly given the garden's favourable south-easterly aspect. A gate at the rear provides direct access to the parking area, where the property benefits from two allocated parking spaces, one of which is sheltered by a car barn. This delightful home combines modern comfort with village charm, making it an excellent opportunity for families, professionals, or those seeking a peaceful countryside lifestyle.

Approximate Area = 902 sq ft / 83.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Charters Estate Agents Limited. REF: 1478452

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Scan the QR code to find out more information about this property.

SITUATION

Nestled in the heart of the beautiful Hampshire countryside, Preston Candover is a highly sought-after and picturesque village offering an idyllic rural lifestyle while remaining conveniently connected. Surrounded by open farmland and rolling countryside, the area is perfect for those seeking peace, privacy, and scenic surroundings. The village benefits from a strong sense of community and features a charming mix of period properties and modern homes. At the heart of village life is the highly valued Candover Valley Community Store, which serves as an important hub for residents, providing everyday essentials as well as a welcoming meeting place. Community spirit is further enhanced by a range of local groups and activities, including the popular Candover Valley Gardening Club and Preston Candover Tennis Club, both of which offer excellent opportunities for residents to get involved and enjoy village life. The village also boasts a well-regarded primary school, historic church, and village hall hosting regular events throughout the year. The recently transformed The Candover pub, following a substantial multi-million-pound refurbishment, has become a wonderful destination for both locals and visitors, offering an attractive setting for dining, socialising, and community gatherings. For everyday amenities and a wider range of shopping, dining, and leisure facilities, the nearby towns of Basingstoke, Alton, and Alresford are all within easy reach. For commuters, Preston Candover enjoys excellent transport links, with mainline railway stations at Basingstoke and Alton providing direct services to London Waterloo. The M3 motorway is also easily accessible, offering convenient road connections to London, Winchester, and the South Coast. The surrounding countryside provides a wealth of outdoor pursuits, including walking, cycling, and horse riding, with numerous footpaths and bridleways on the doorstep. The nearby South Downs National Park further enhances the appeal for nature lovers. Preston Candover successfully combines rural charm, a thriving community, and excellent accessibility, making it an ideal location for families, professionals, and those seeking a quintessential village lifestyle without compromising on connectivity.



SPECIFICATION

- Modern bespoke development
- Highly sought after village location
- Beautifully presented throughout
- Three bedrooms
- En-suite shower room and family bathroom
- Stunning enclosed rear garden
- Allocated parking
- No onward chain



LOCAL AUTHORITY

Basingstoke and Deane Borough Council
Council Tax Band D

ASKING PRICE £575,000

TENURE

Freehold