



Worting Road, Worting, Basingstoke, RG22 5EB
Guide Price £325,000



CHEQUERS
Independent Estate Agents

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NO ONWARD CHAIN - CHEQUERS are pleased to offer for sale this former workers cottage dating back approximately 300 years. The property is individual with extensive character throughout including exposed beams. The well balanced accommodation includes entrance lobby, 24' living room, study area, cellar, kitchen, bathroom and separate w.c on the ground floor with two double bedrooms and eaves storage on the first. Further benefits include a generous frontage with parking and lawned area with a courtyard garden to the side and rear. (draft particulars - awaiting vendors approval).

ENTRANCE PORCH:

UPVC front door, wall mounted electric radiator, cloaks hanging space, glazed door to -

LIVING ROOM:

24'11" max x 11'5" max (7.59m max x 3.48m max)

Feature ornamental fireplace (this could be re-instated but regulations and insurance would need to be allowed for). feature beams, radiators, wall light point, shelving, glazed door to kitchen, arch to -

STUDY AREA:

8'8" x 5'11" (2.64m x 1.80m)

Rear aspect, door to cellar, stairs to first floor.

KITCHEN:

11'3" max x 9'2" max (3.43m max x 2.79m max)

Rear aspect, range of eye and base level units, roll edged work surfaces, fitted oven and hob with extractor over, single drainer sink unit, radiator, spotlights, glazed door to side lobby,

BATHROOM:

5'8" x 5'8" (1.73m x 1.73m)

White suite comprising panel enclosed bath with mixer tap and shower over, vanity unit with inset wash hand basin, radiator.

SIDE LOBBY:

Door to side, door to -

CLOAKROOM:

Low level w.c., wash hand basin, wall mounted boiler.

CELLAR:

9'6" x 8'3" (2.90m x 2.51m)

Restricted head height - storage area with light and power, shelving.

STAIRCASE GIVES ACCESS TO FIRST FLOOR

LANDING:

Eaves storage cupboard.

BEDROOM ONE:

11'1" max x 10'1" max (3.38m max x 3.07m max)

Front aspect, built-in wardrobe cupboard, wall light points.

BEDROOM TWO:

11'1" max x 8'2" max (3.38m max x 2.49m max)

Front aspect, radiator, wall light points.

GARDENS:

To the front of the property is hard standing for parking, lawned garden with pond and mature hedging, storage/tool shed to the side and side gate access. To the rear and side of the property is a patio court yard garden, enclosed to all boundaries. Please note, it is possible to access the rear courtyard for hard standing is so wished offering flexible thoughts on the use of the front garden.

AGENTS NOTE:

The cottage is individual and offers much character but please be aware, the Moniton Trading Estate is set to the rear of the property - please bear this mind before viewing.

We have been advised the roof was re-thatched in September 2024 and the consumer board was replaced in June 2025.

COUNCIL TAX:

Band A

MONEY LAUNDERING REGULATIONS:

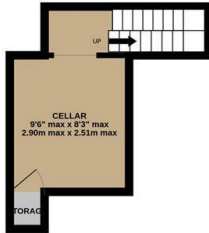
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

REFERRALS:

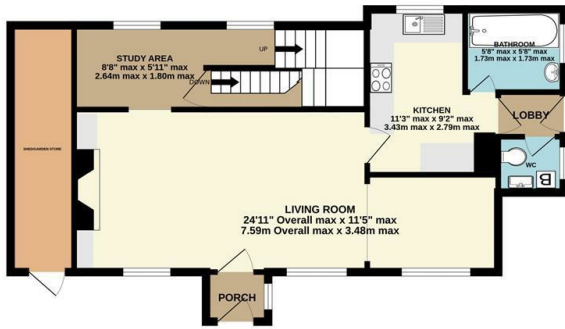
Chequers will recommend the services of other businesses and may receive a referral fee in some instances where a buyer or seller uses the services of that company.



CELLAR
124 sq.ft. (11.5 sq.m.) approx.



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



FIRST FLOOR
286 sq.ft. (26.5 sq.m.) approx.



2 BEDROOM DETACHED COTTAGE

TOTAL FLOOR AREA : 1066 sq.ft. (99.0 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	
B	
C	
D	
E	
F	
G	
Not energy efficient - higher running costs	
58	72

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A	
B	
C	
D	
E	
F	
G	
Not environmentally friendly - higher CO ₂ emissions	



