

Shapley Hill,
Odiham Road, Winchfield



5 Shapley Hill, Odiham Road, Winchfield, Hampshire, RG27 8BU

The Property

An outstanding opportunity to buy a a generously proportioned home formerly part of a beautiful manor house originally constructed around 1889. Now offering four bedrooms and three bathrooms as well as a grand living room and hallway, including the original main staircase.

Ground Floor

Entering through the grand front door into an entrance hall which has storage space and a ground floor WC. Beyond to the charming inner hallway there as a view all the way out to the back door.

To the right is access to the kitchen with a separate utility room first. the kitchen itself is well appointed with professional grade stainless steel units and worksurface, as well as a large gas range cooker.

To the rear of the property - again off the fantastic main hall, is a grand living room, which also has a large bay window area used as dining space.

The living room benefits from a number of original features, including timber flooring, detailed plasterwork and joinery as well as a working open fireplace. All complimented by the bay window overlooking the garden beyond.

First Floor

At the top of the fine staircase is a well proportioned gallery landing with chandelier and glass ceiling lantern allowing in natural light from skylight windows in the loft.

Bedroom One is rear aspect and mirrors the dimensions of the living room below, offering a luxurious space, with a free-standing bath in the bay window with private views onto the garden and trees beyond.

There is also a modern luxury en-suite wetroom style bathroom with stunning tile and large rainstorm style shower.

Bedroom two is also a generous double room with front aspect and modern en-suite shower room.

Bedroom three is another large double room with dual aspect front windows. There is a separate wet room style shower bathroom adjacent, but accessed from the main landing.

Bedroom four is also a smaller double room, which is rear aspect with garden outlook.

Lower Ground Floor

There is external access to two separate rooms on the lower ground floor. One is a boiler/storage room which is below the utility room, and the other is currently a store accessed through a smaller opening. This space could be perfect as a wine store and could even be modified for internal access from the kitchen stpp.

Outside

The property is accessed over a shared gravel driveway/parking area, which offers plentiful parking for residents and guests. There is also a single garage close to the front door entrance.

The rear garden measures around 1/4 of an acre and benefits from a generous patio area complete with water feature immediately off the back of the house, then extends out over 230ft/70m as lawns, planting beds and trees. There is an area to the rear that enjoys access over a neighbouring driveway track that could be used as further parking if required.

Location

Shapley Hill is less than 2 miles from Hartley Wintney Village Centre and its full range of amenities. It is less than a five minute walk from Winchfield train station - which in turn is around 50 minutes in to London Waterloo.

Nearby motorway access is at either Hook or Fleet for the M3 and Reading for the M4.





































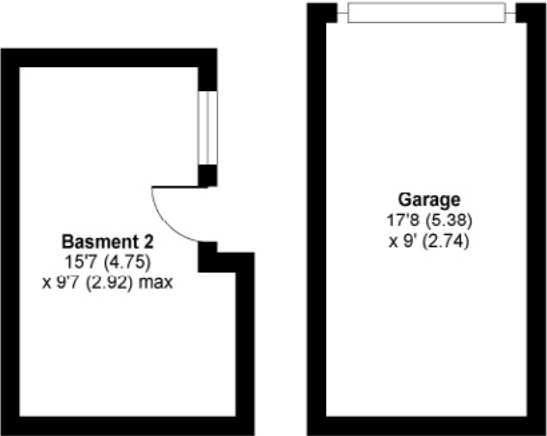
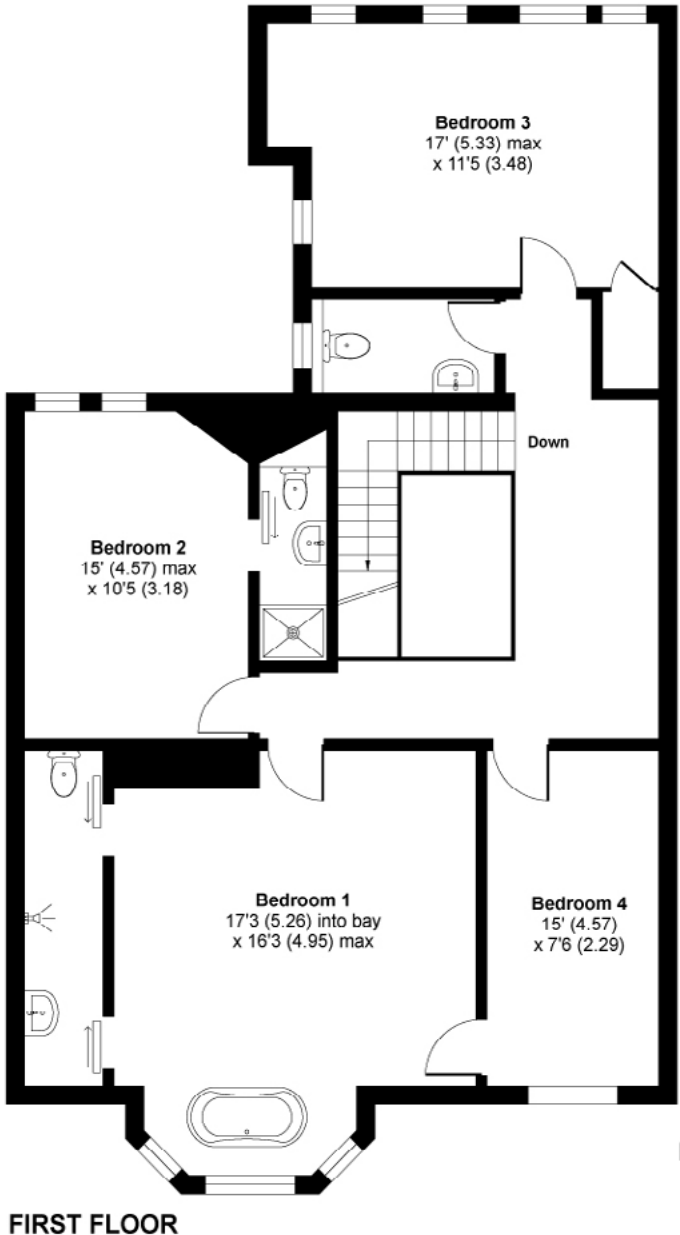
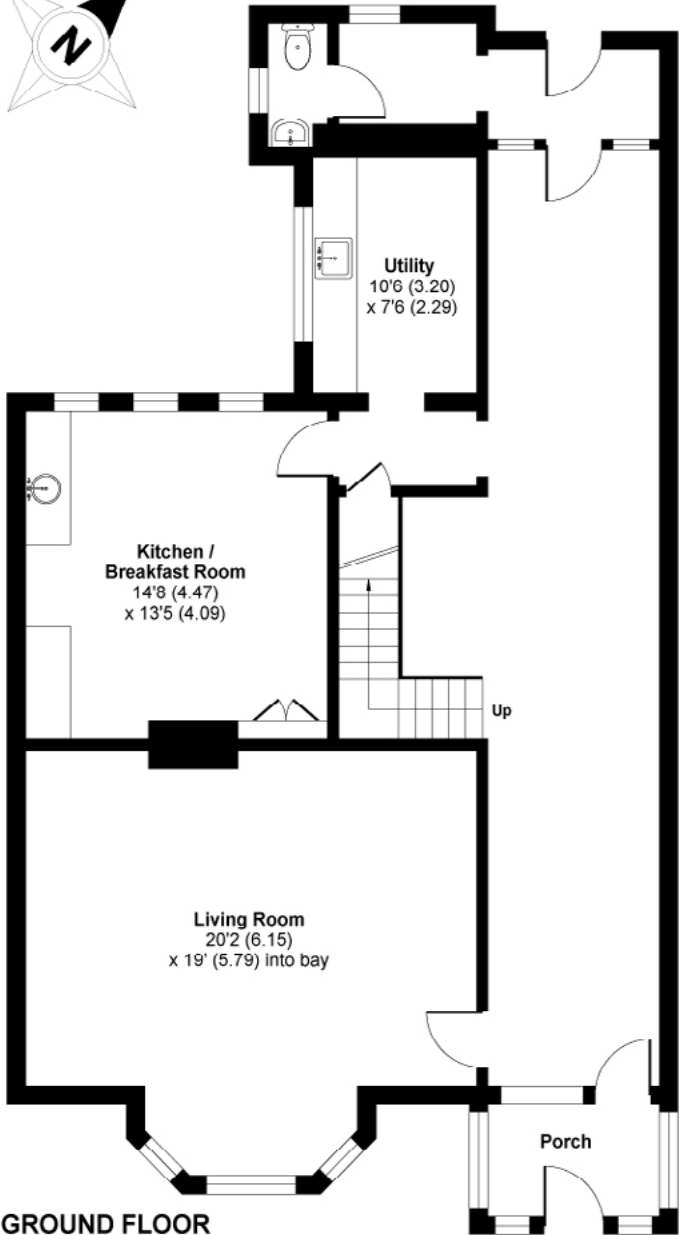




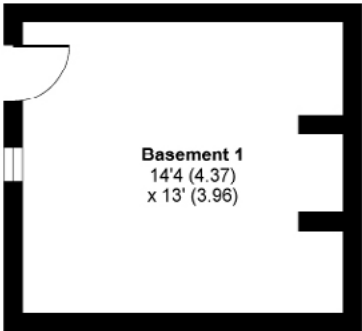


Odiham Road, Winchfield, Hook, RG27

Approximate Area = 2372 sq ft / 220.3 sq m
 Garage = 159 sq ft / 14.7 sq m
 Outbuildings = 322 sq ft / 29.9 sq m
 Total = 2853 sq ft / 264.9 sq m
 For identification only - Not to scale



BASEMENT 2 (Below Entrance Hall)



BASEMENT 1 (Below Kitchen)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for McCarthy Holden. REF: 1101408

Places of interest

Nearby Hartley Wintney's high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

Nearby Winchfield Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station

Consumer Protection Regulations

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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.

Directions - Postcode RG27 8BU 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 and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

Local Authority

[Hart District Council](#)
[Council Tax Band:](#)

EPC - D (65)

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