



McCarthy
Holden

Woodlands House
Dogmersfield, Hampshire

www.mccarthyholden.co.uk

Woodlands House, Chatter Alley, Dogmersfield, Hampshire, RG27 8SS

The Property

A stunning, high specification five bedroom family home in a gated plot of just over 0.4 of an acre with spectacular vaulted entrance, landscaped gardens, detached garage and secure access to the Basingstoke Canal towpath in the charming Hampshire village of Dogmersfield.

Ground Floor

From the beautiful entrance hall, the main living space is to the rear, featuring a high specification kitchen with adjoining boot room and separate utility room. Adjacent to the kitchen is the open plan dining and family room which offers three sets of bi-folding doors leading seamlessly out to the patio and garden beyond.

From the main hall there is also a formal living room with feature fireplace housing a log burning stove.

There is also a games room/gym and a home office as well as ground floor WC.

First Floor

On the first floor there are five double bedrooms and four en-suite bathrooms (one shared between two rooms). This is all accessed from a galleried landing with attractive views over adjoining countryside.

The principal bedroom is front aspect with the same outlook over the fields opposite. There is a screened dressing room area with bespoke fitted wardrobe storage and a luxurious en-suite bathroom with dual vanity, free standing bath and walk in shower as well as laundry chute hatch down to the utility room.

Outside

The property is set in a plot measuring just over 0.4 of an acre with large frontage, gated access to large gravel driveway, which runs to the side of the property ending with the detached double garage.

The rear garden has been landscaped with generous wrap around paving that seamlessly connects to the main living space at the rear of the house. There is a good sized lawn area which is surrounded by raised planting beds with mature, established shrubs and trees.

Location

The property is located about 3.5 miles from Hartley Wintney centre and around 2 miles from the market town of Fleet's high street.

Winchfield train station is also 2 miles distant, offering trains to London Waterloo in less than an hour.

Heathrow Airport is about 35 miles and Farnborough Airport is about 11 miles distant.

Larger regional centres are Basingstoke (11 miles) and Reading (13 miles). Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).























































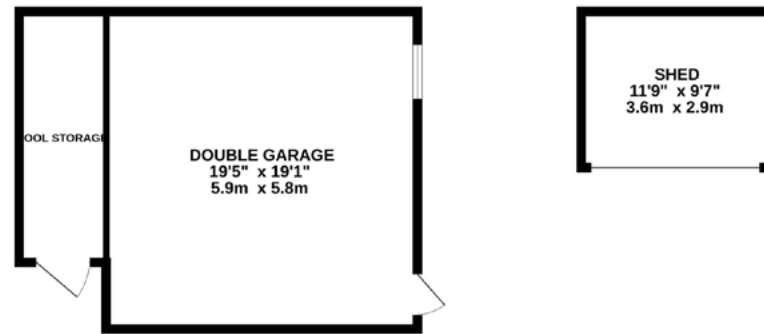






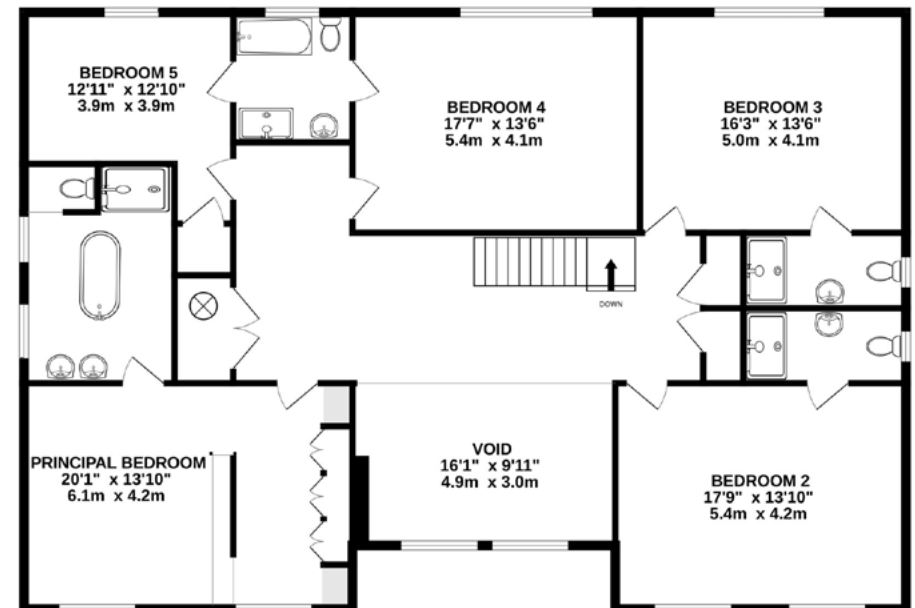
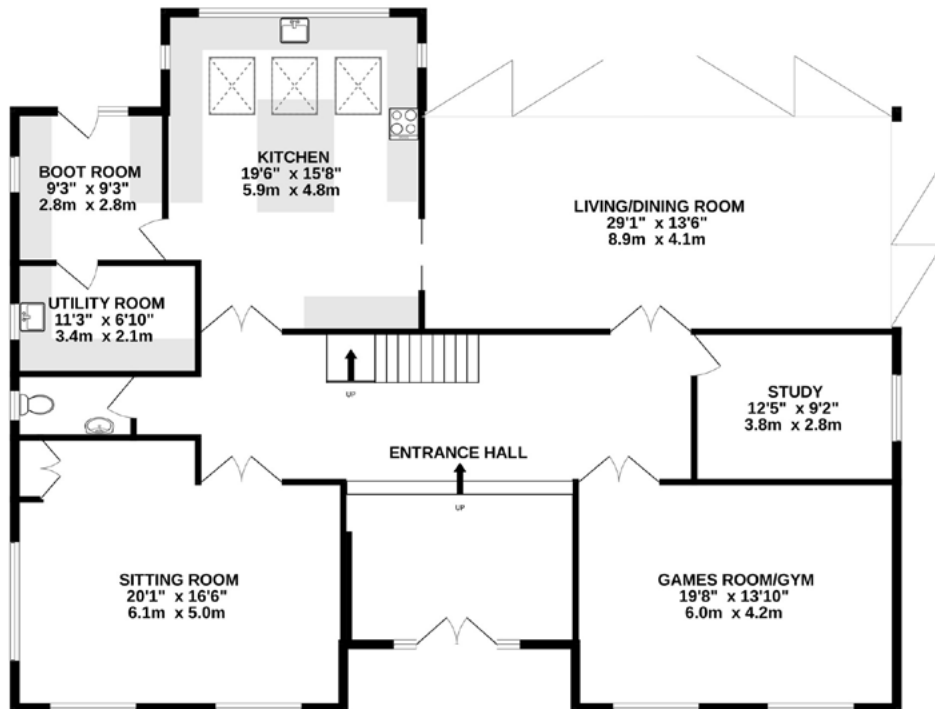






1ST FLOOR

GROUND FLOOR



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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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 8FL 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

EPC - B (84)

Services

Mains electricity, water and private drainage.
Drainage is via communal water treatment plant
serviced and maintained by the management company

for the development, run by the owners.

Local Authority

Hart Council

Council Tax Band - G

£3665.37 for 2024/25

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