

Hook, Hampshire
Five Bedroom Detached House



Woodlands House, Bulls Bushes, Hook, Hampshire, RG27 9LP

The Property

This well presented five-bedroom family home is nestled in a no through road location within close proximity of the desirable Hook village centre with all its amenities and Railway Station.

The property has been extended, partially updated and modernised to a high standard by the current owners. Woodlands House is offered to the market with no onward chain.

Ground Floor

You are welcomed into the entrance hallway. The generous open plan fitted kitchen/breakfast/family room with Aga and central island has patio doors out to the rear garden.

There is a spacious living room with feature brick fireplace and double doors into the lovely sun-filled conservatory overlooking the rear garden. There are a further two good-sized reception rooms which would be ideal as a family room and dining room or study.

There is also a utility room and a downstairs cloakroom.

First Floor

On the first floor are five beautifully presented bedrooms. The main bedroom has bespoke built-in floor to ceiling mirrored wardrobes leading through into the luxurious fitted en-suite bathroom with freestanding bath, separate shower, mirror with light sensor and underfloor heating.

The second bedroom also benefits from a well-appointed fitted en-suite shower room. The fitted family bathroom suite with separate shower has underfloor heating.

Outside

To the rear is an enclosed garden, mainly laid to lawn with mature planting, flower beds, shrubs and trees. A sunny patio with steps down to the main garden makes an ideal area for entertaining or relaxing in the sunshine.

At the bottom of the garden is a gate giving access to a walkway into the village centre. To the front is a private gravel driveway providing parking for several cars and a detached double garage with remote controlled door, power, electrics, overhead storage and cable for electric car charging point.

Location

Hook is situated in north east Hampshire. It is a vibrant village offering excellent commuter links with Basingstoke, Southampton, Reading and London Waterloo accessible in about an hour via the mainline station and access to Junction 5 of the M3 motorway.

The village centre offers independent shops, cafes and restaurants, doctors' surgery, dentists, Post Office, Public houses and a church. Recreational facilities include; two community halls and a choice of four parks; Bassetts Mead, Hartlett's Park, King George V Playing Fields and Wellworth Park.

Odiham Village is a short drive away offering a good range of local amenities including doctors' surgery, dentists and independent retailers and eateries, as well as a vibrant and active village community.

There is an infant and junior school located in the centre of the village, which are both highly regarded. Hook is also within the catchment area for Robert Mays senior school in Odiham.



































Woodlands House, Bulls Bushes, Hook, RG27

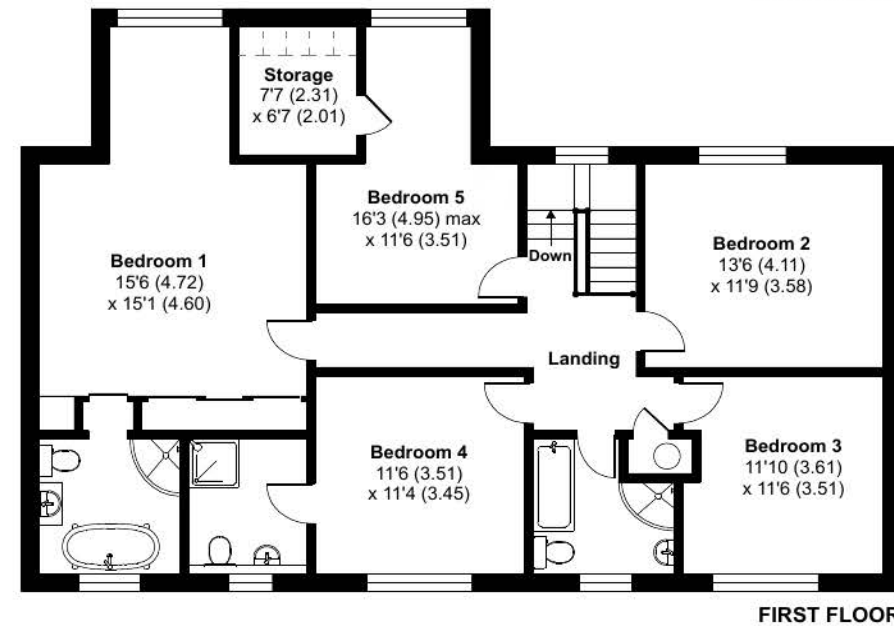
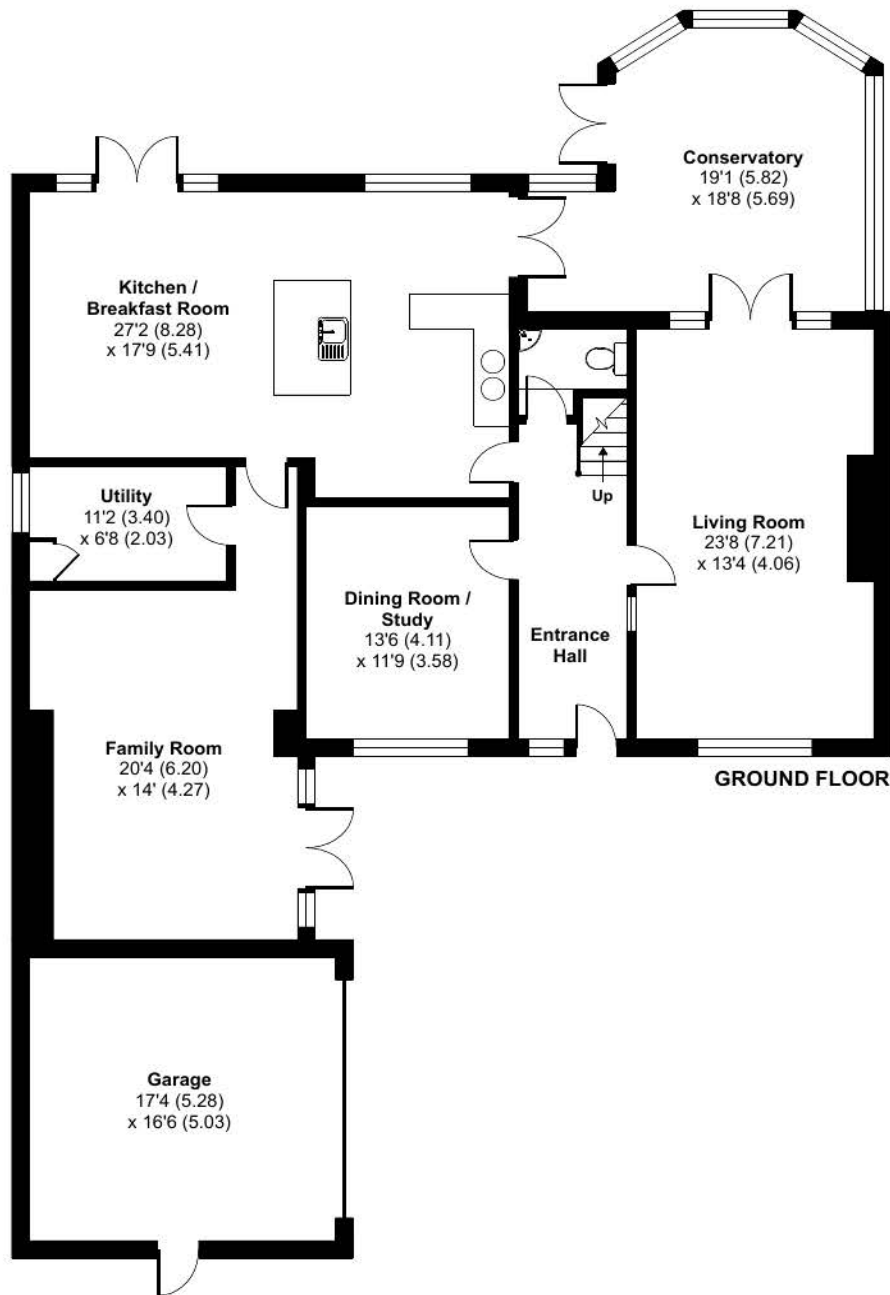
Approximate Area = 3092 sq ft / 287.2 sq m

Limited Use Area(s) = 13 sq ft / 1.2 sq m

Garage = 386 sq ft / 35.9 sq m

Total = 3491 sq ft / 324.3 sq m

For identification only - Not to scale



Denotes restricted
head height

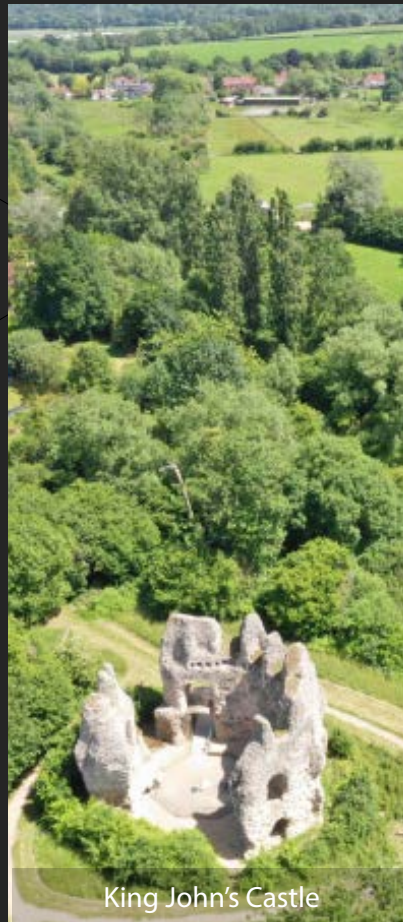
Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 2 miles of the property.



All Saints Church



King John's Castle



Public House



Odiham Village



Basingstoke Canal

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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.

Services & Material Information

Water – Mains
Gas – Mains
Electric – Mains
Sewage – Mains Drainage
Heating – Gas

Materials used in construction - Brick and Tiled Roof
How does broadband enter the property - FTTP (fibre to the premises)
EPC - C(75)

Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 9LP Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing
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