

22 Beauclerk Green
Winchfield, Hampshire



22 Beauclerk Green, Winchfield, Hampshire, RG27 8BF

The Property

A superb example of a 3 bedroom, semi-detached house in the popular Beauclerk Green development in Winchfield. Benefitting from attached garage and rear views over private woodland and ideally positioned for commuters.

Ground Floor

From the front door there is a generous hallway with WC. Opposite the front door is the lovely kitchen, which has been recently renovated, offering a range of appliances and storage.

To the left is the staircase and then the open living/ dining room, which benefits from a feature fireplace and sliding doors out to the patio, garden and woodland outlook beyond.

First Floor

Upstairs there are three bedrooms and a bathroom. The main bedroom is to the front and benefits from integrated double wardrobe. Bedroom two is also a double room, rear aspect and also has double integrated wardrobes. Bedroom three is a fair single room or study and is also rear aspect. The bathroom is modern with a shower over bath configuration.

Outside

The property offers driveway parking for two vehicles as well as an attached single garage with rear access door to the garden.

At the rear there is an area of decking off the back of the house, with a pergola structure and timber railings. There is an area of lawn with mature hedges and a lovely outlook over adjoining woodland.

Location

The property is located just over 2 miles from the village centre of Hartley Wintney where you can find all the necessary local amenities.

The village offers a good range of shops for day to day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and nearby.

The property is also just a few minutes walk from Winchfield train station - trains to Waterloo can be as fast as 55 minutes.

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).









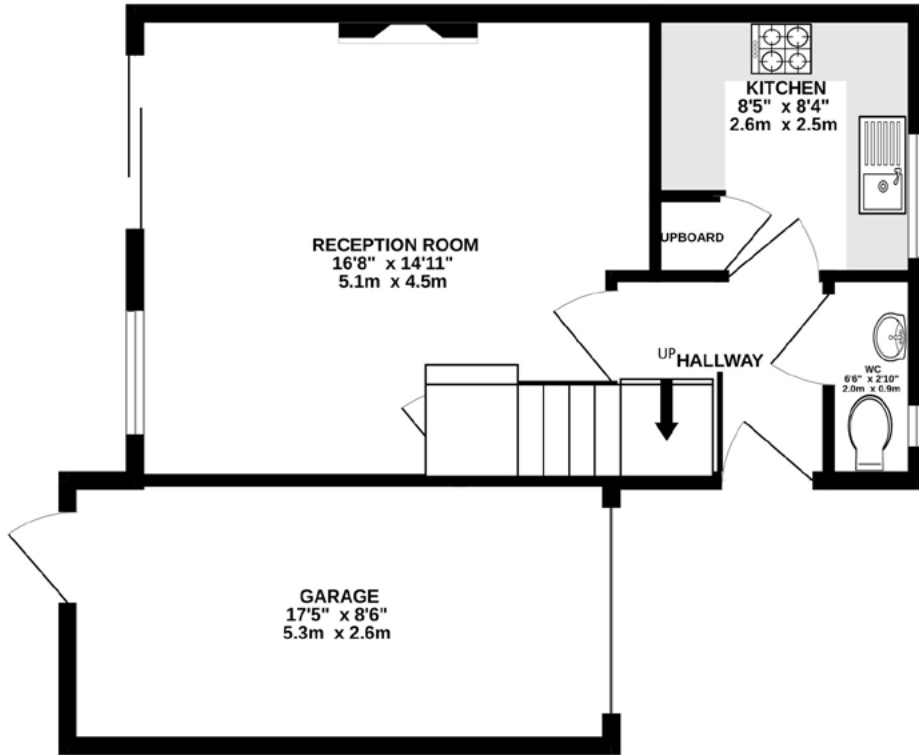




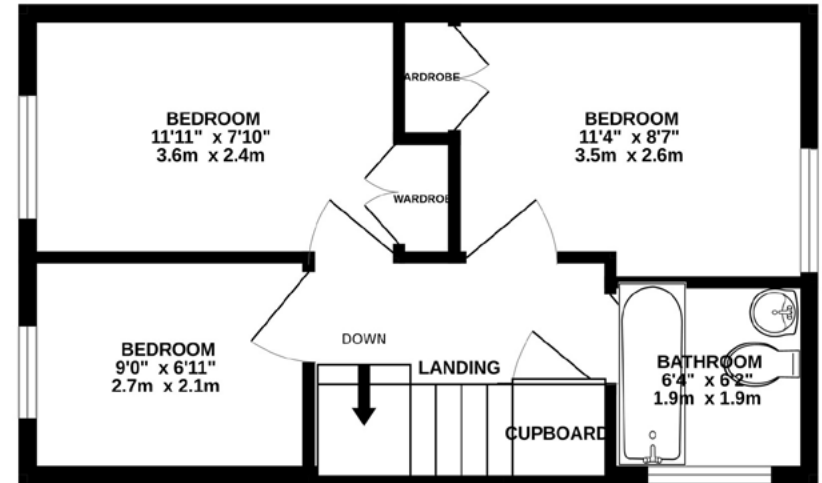




GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 887 sq.ft. (82.4 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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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 8BF 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.
Electric central heating.

Local Authority

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

EPC - D (64)

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Holden 

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