

Long Sutton, Hampshire
Three Bedroom, Detached Home



Greenfinch, Long Sutton, Hook, Hampshire, RG29 1SS

The Property

This beautifully presented detached family home is situated in a tranquil setting in the desirable Hampshire village of Long Sutton.

With stunning countryside views Greenfinch offers a thoughtfully designed interior and attractive outdoor spaces, ideal for flexible family living.

Ground Floor

A welcoming entrance hall creates a sense of space and leads to the heart of the home, the generous fitted kitchen/dining room with integrated appliances including wine cooler, breakfast bar and feature vaulted ceiling. There is access through French doors to both the garden and the separate paved courtyard.

In addition, there is a practical fitted utility/boot room with internal garage access and a door to the garden.

The elegant main living room features a wood-burning stove, and French doors opening onto a courtyard. The second reception room offers superb flexibility and could make an ideal fourth bedroom.

First Floor

A feature picture window on the landing frames beautiful countryside views, filling the space with natural light. The main bedroom benefits from a built-in dressing area and fitted bathroom. There are two further spacious bedrooms and a fitted shower room.

Outside

The gardens are a particular feature. An enclosed landscaped lawned area with a private sun terrace offers a peaceful retreat, while a paved courtyard garden provides an additional seating area ideal for entertaining or relaxing in the sunshine.

To the front of the property is a paved driveway with ample parking leading to an integral garage with electrics and power.

Location

Greenfinch is within a conservation area within the highly sought after Hampshire village of Long Sutton. In the village there is a well-regarded primary school and Lord Wandsworth College, a village hall, church and a public house.

The nearby village of Odiham provides a range of shops catering for everyday needs, including a supermarket with Post Office, a doctors' surgery and dentist, as well as a good selection of restaurants. The larger towns of Farnham and Basingstoke are also nearby providing a wider range of shopping and recreational facilities.

Mainline stations at Hook and Winchfield provide direct services to London Waterloo (from 49 minutes) and the M3 (J5) provides convenient access to the national motorway network.

There is a choice of schools within reach including local village primary schools, Robert Mays in Odiham, Eggar's School in Alton, Edgeborough, Frensham Heights in Frensham and Daneshill in Stratfield Turgis.

Long Sutton is located within rolling Hampshire countryside with an excellent network of local footpaths and a choice of lanes for cycling.





























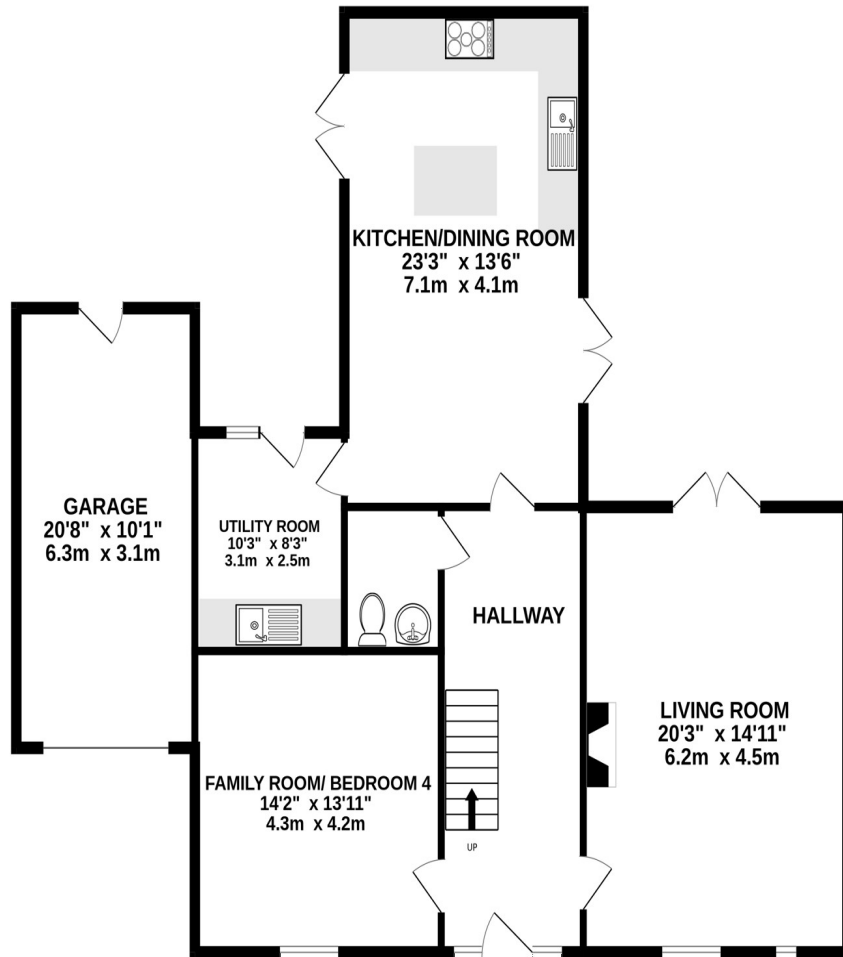




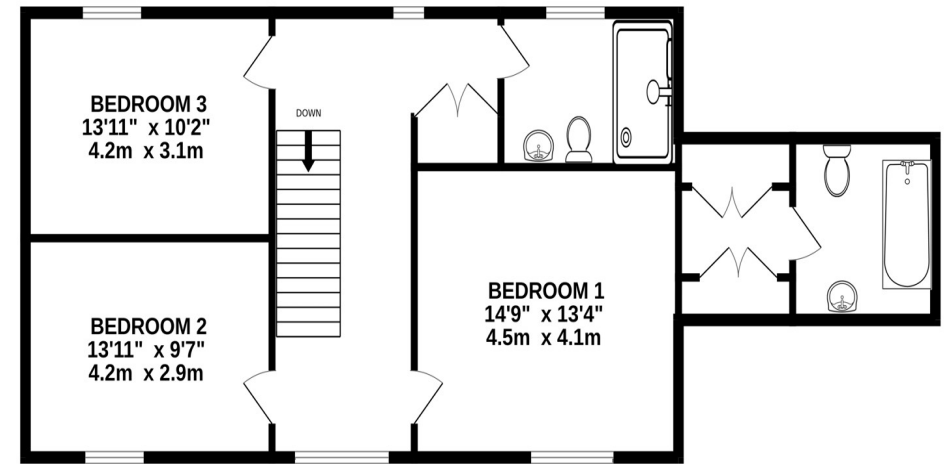




GROUND FLOOR
1314 sq.ft. (122.1 sq.m.) approx.



1ST FLOOR
894 sq.ft. (83.1 sq.m.) approx.



TOTAL FLOOR AREA : 2209 sq.ft. (205.2 sq.m.) approx.

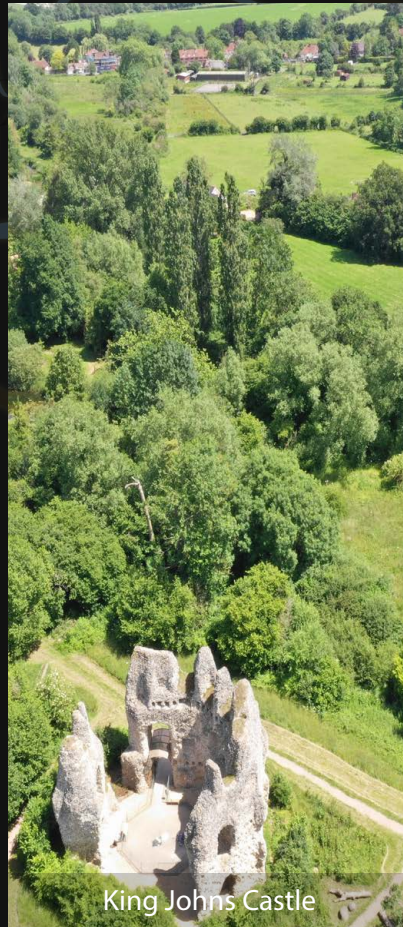
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Places of interest

A selection of photographs showing various locations in and around Greywell are shown below.



All Saints Church



King Johns Castle



Odiham High Street



Basingstoke Canal



Lord Wandworths

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

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 - Septic Tank
Heating – Gas Central Heating

Materials used in construction - Brick & Tiled roofs
Broadband Checker - <https://www.openreach.com/fibre-broadband>
EPC B(84)
Service Charge £840 p.a
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Directions - Postcode RG29 1SU 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
Telephone sole agents
McCarthy Holden: 01256 704851

Local Authority
Hart District Council
Tax Band G



www.mccarthyholden.co.uk