

# 32 Winchfield Court Winchfield, Hampshire



## 32 Winchfield Court, Winchfield, Hampshire, RG27 8SP

### The Property

A fine country residence in the centre of a converted and re-developed Victorian workhouse. Many original features have been restored and re-created to provide a sense of grandeur and space.

### Ground Floor

The vast entrance hall accessed from the central main front door opens to an inner hallway with oak parquet flooring and equally impressive ceiling heights.

From here there is access to all ground floor reception rooms - The first being the kitchen/ breakfast room, which benefits from stone worksurfaces, modern shaker style cabinetry , tiled floors and a range of fitted appliances.

Adjoining the kitchen is the family room, which currently has an integrated bar area and a continuation of the oak parquet.

On the opposite side of the hallway is the living room, which also has solid oak parquet flooring, a feature fireplace, space for dining and has patio doors to the rear garden.

The ground floor also hosts a WC and a separate utility room space, which also gives access to the garden.

### First Floor

At the top of the grand duplex staircase the first floor is home to four double bedrooms all of similar size. The main bedroom benefits from a vast range of fitted storage, a lobby area and an en-suite bathroom with separate bath and shower configuration.

The remaining three rooms on this floor all have fitted wardrobes and the use of a separate second bathroom, off the main landing.

### Second Floor

The second floor is configured as a vast fifth bedroom or office space with velux windows set into the roof. There is also a WC on this level (which could be converted to a full bathroom if required). The outer edges of this floor also provide ample eaves storage.

### Outside

The rear garden is landscaped with a brick paved area, lawn and assorted planting beds. There is a practical area to the rear with shed and storage, with gated access out to the a communal area of tree-lined grass.

The property benefits from a double garage in the nearby block and there is generous residents parking both by the garage and throughout the

development.

### Location

Hartley Wintney Village Centre is less than 2 miles distant with a range of shops, cafe's, pubs and restaurants on the high street.

Winchfield station is a mainline in to London Waterloo with trains taking less than one hour.

Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).































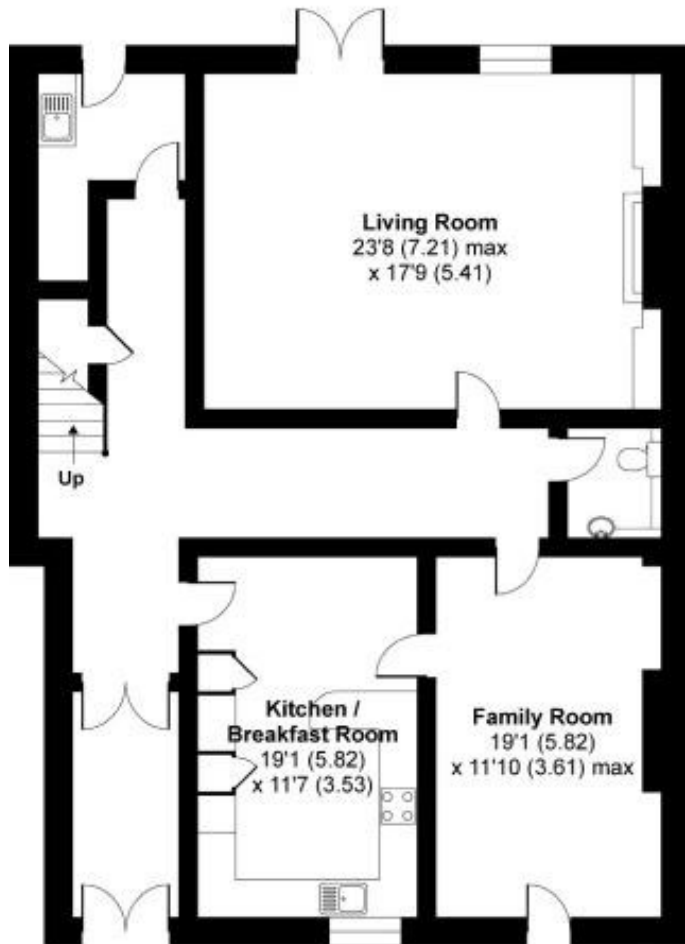






# Winchfield Court, Winchfield, , Hampshire, RG27

APPROX. GROSS INTERNAL FLOOR AREA 3326 SQ FT 308.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)

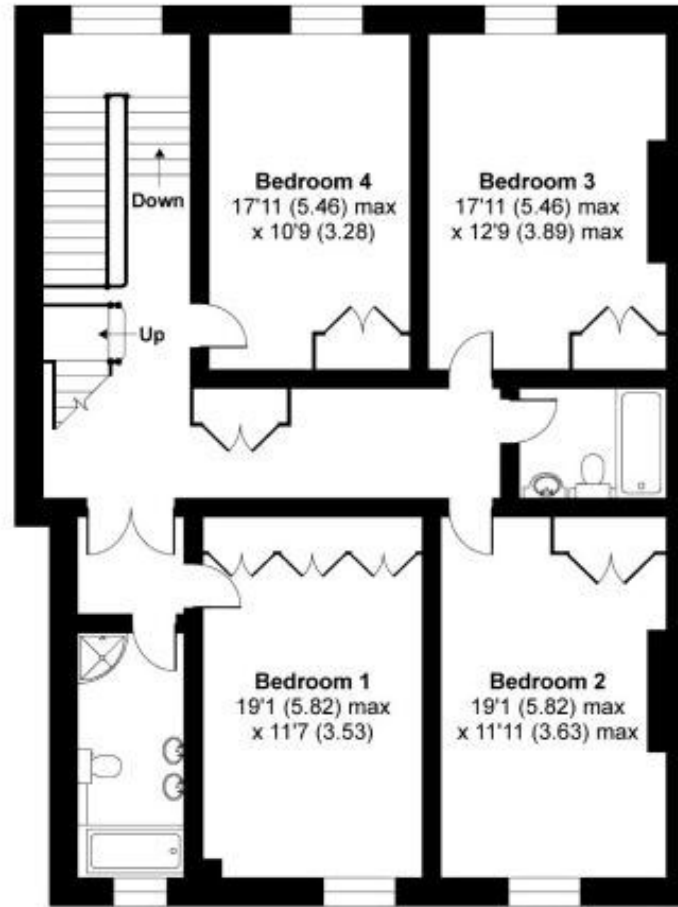


**Living Room**  
23'8 (7.21) max  
x 17'9 (5.41)

**Kitchen /  
Breakfast Room**  
19'1 (5.82)  
x 11'7 (3.53)

**Family Room**  
19'1 (5.82)  
x 11'10 (3.61) max

GROUND FLOOR



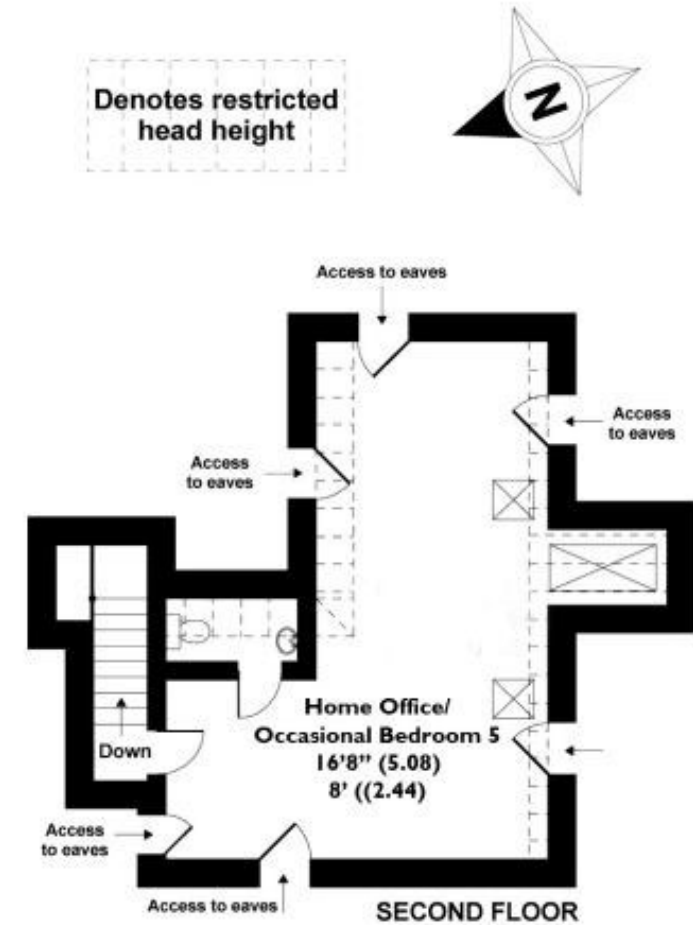
**Bedroom 4**  
17'11 (5.46) max  
x 10'9 (3.28)

**Bedroom 3**  
17'11 (5.46) max  
x 12'9 (3.89) max

**Bedroom 1**  
19'1 (5.82) max  
x 11'7 (3.53)

**Bedroom 2**  
19'1 (5.82) max  
x 11'11 (3.63) max

FIRST FLOOR



Denotes restricted  
head height



**Home Office/  
Occasional Bedroom 5**  
16'8" (5.08)  
8' ((2.44)

SECOND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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# Places of interest

Winchfield is a rural village with the unique benefits of a mainline train station to London Waterloo.

There is the Barley Mow pub and the Basingstoke Canal towpath access just a few minutes walk from Winchfield Court

Nearby Hartley Wintney and Fleet provide a number of retail and leisure amenities.



The Barley Mow Pub, Winchfield



Hartley Wintney High Street



Hart Leisure Centre



Nearby Winchfield Train Station



Basingstoke Canal at Winchfield

## 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).

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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.

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.  
EPC: D

### Local Authority

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



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)