

34 Beauclerk Green
Winchfield, Hampshire



34 Beauclerk Green, Winchfield, Hampshire, RG27 8BF

The Property

A well presented three bedroom link-detached house in the desirable and pretty Beauclerk Green development in Winchfield.

Benefitting from driveway parking, a detached garage and views over woodland to the rear, this property is must view.

Ground Floor

From the front door into the hallway, there is a ground floor WC and the staircase leading to the first floor.

To the left is the kitchen/diner, which has modern cabinetry, integrated appliances including gas hob, oven, and fridge/freezer. There are French doors out to the patio and garden beyond.

To the right of the hall is the generous living room, which has a brick fireplace with open fire.

First Floor

Upstairs there are three bedrooms and two bathrooms.

Bedroom one is a generous double with fitted wardrobes and a modern en-suite bathroom.

Bedroom two is also a double room and rear aspect with views over the adjoining woodland.

Bedroom three is a good single room, also rear aspect and currently in use as a study.

Outside

The property benefits from a good-sized frontage with parking for multiple vehicles on the driveway.

The rear garden is south facing and backs directly onto adjacent woodland with farmland beyond.

The garden itself has a patio area directly off the kitchen with a timber pergola. To the side of the patio is the detached single garage which has a side access door. The rest of the garden is laid to lawn with mature trees and shrub beds. At the bottom of the garden there is a suspended area of decking with overlooks the lovely woodland beyond.

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).



























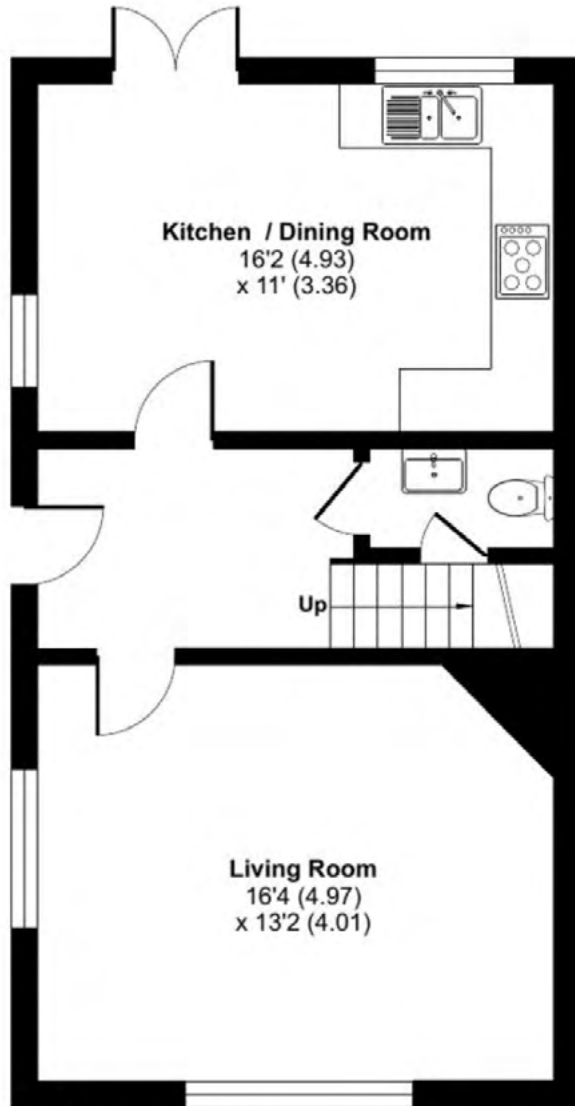
Beauclerk Green, Winchfield, Hook, RG27

Approximate Area = 991 sq ft / 92 sq m

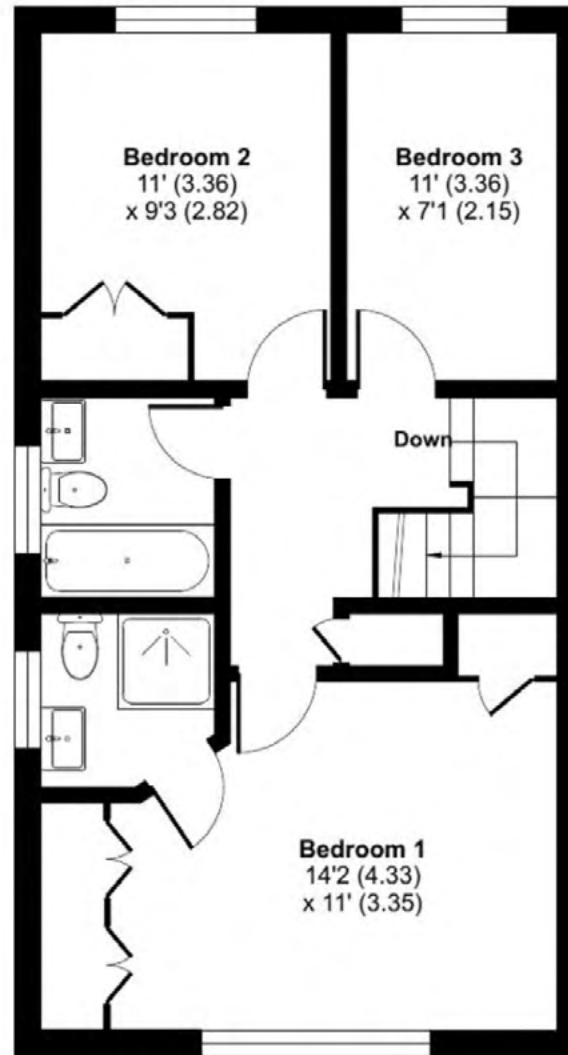
Garage = 153 sq ft / 14.2 sq m

Total = 1143 sq ft / 106.3 sq m

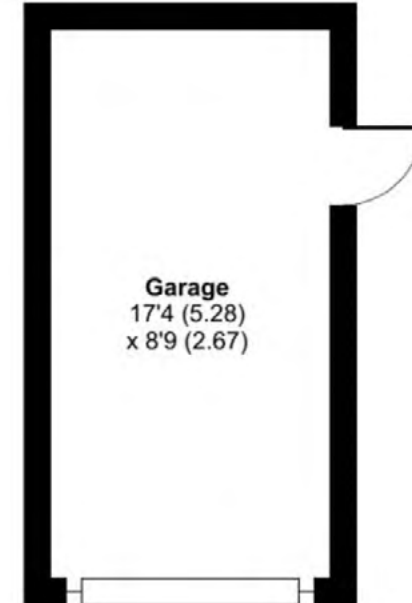
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



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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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.

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.
Mains gas fired central heating.

EPC - D (63)

Local Authority

[Hart District Council](#)
[Council Tax Band: E](#)
[£2651.80 PA for 2024/25](#)

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