

33 Beauclerk Green
Winchfield, Hampshire



33 Beauclerk Green, Winchfield, Hampshire, RG27 8BF

The Property

A well presented two bedroom end of terrace house in the desirable and pretty Beauclerk Green development in Winchfield.

Double glazed throughout and benefitting from driveway parking, a single garage and overlooking the open green space and pond at the heart of the development, this house is must view.

Ground Floor

From the front door into an entrance porch with storage for coats and footwear, there is then a door into the main living room.

The living room is dual aspect with a view over the front lawn and green space to the front.

At the rear of the property is the kitchen which has a range of integrated appliances, wall mounted and base level cabinets as well as a storage cupboard and space for a dining table.

There is also a door from the kitchen out to the patio and garden.

First Floor

Upstairs there are two bedrooms and a bathroom.

Bedroom one is a generous double with fitted wardrobes and is dual aspect.

Bedroom two is also a double room and rear aspect with a smaller integrated wardrobe/ cupboard.

The bathroom has a shower over bath configuration.

Outside

The property benefits from driveway parking for one vehicle as well as a garage, There is further on-street parking within the development.

The rear garden has been well landscaped with a patio directly off the back of the house, mature planting and an area of lawn. There is also a side return as well as rear access door the the garage.

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).

















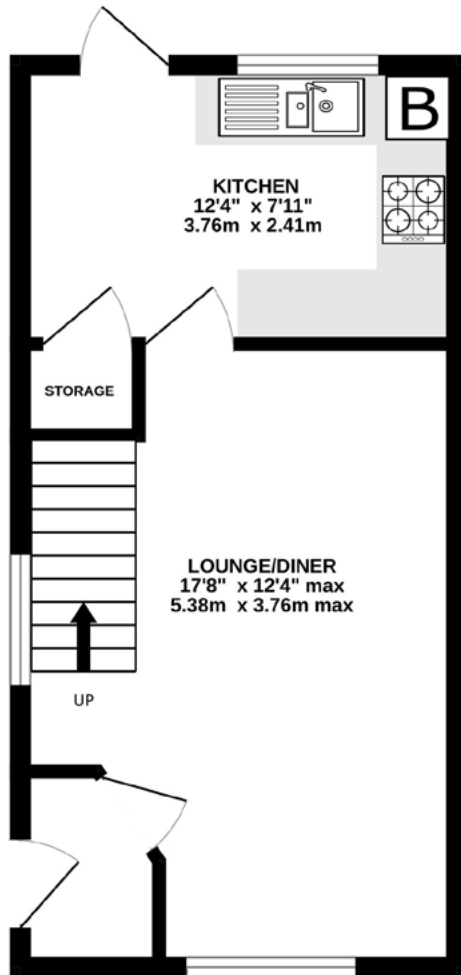




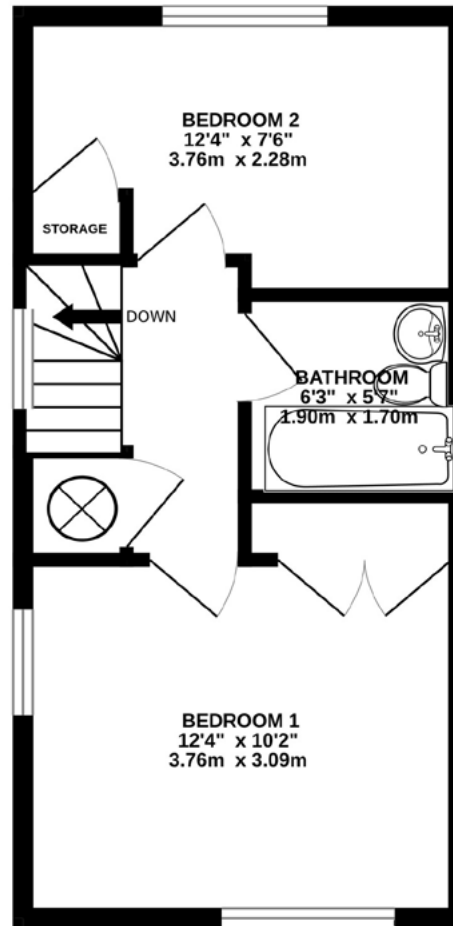




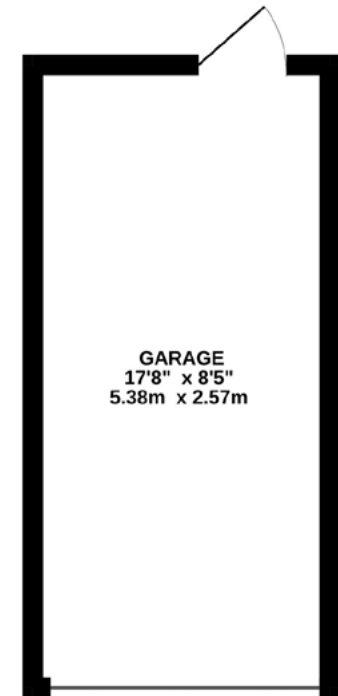
GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



OUTBUILDING
149 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 779 sq.ft. (72.4 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.



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.
Mains gas fired central heating.

EPC - C (71)

Local Authority

[Hart District Council](#)
[Council Tax Band: D](#)
[£1928.58 PA for 2024/25](#)

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