

The Street, Greywell
Three Bedroom Cottage



Field Cottage, The Street, Greywell, Hampshire, RG29 1DE

The Property

Situated within the sought-after village of Greywell, this Grade II listed three-bedroom cottage is full of character and charm boasting many period features.

Field Cottage enjoys beautiful views over countryside and is offered to the market with no onward chain.

Ground Floor

An entrance hallway leads through into the characterful living room with exposed beams and feature wood burning stove.

There is a further reception room currently being used as a dining room and well-appointed fitted kitchen with partially integrated appliances to the rear of the property. There is direct access to the rear garden from the kitchen.

First Floor

From the hallway stairs lead to the first floor.

There are three bedrooms with the main bedroom benefitting from a built-in wardrobe and wonderful countryside views over Greywell Meadow.

There is also a fitted family bathroom suite with over-bath shower.

Outside

To the rear of the property steps lead up to the charming well-stocked landscaped garden. The generous garden is mainly laid to lawn with mature flower borders, trees and shrubs providing an array of colour in the spring/summer months.

There is a shingle area with a pond and lovely sunny seating area beneath a bespoke wrought iron pergola. There is also a useful brick outbuilding which was a smokery.

Location

Greywell is an unspoilt picturesque village, set amongst gently undulating countryside providing extensive country walks. Within the village is a church, public house and village hall.

The nearby Georgian village of Odiham provides a broad range of facilities, as do the commercial centres of Basingstoke and Farnham which are nearby.

There are a good range of schools nearby including the highly regarded Robert Mays Secondary School in Odiham. Independent schools include Daneshill, St Neots, Yateley Manor, Alton Convent, St Nicholas and Lord Wandsworth College.

Odiham 2 miles, Hook 2 miles, Winchfield 5 miles, Basingstoke 7 miles, Alton 9 miles, Farnham 10 miles, M3 (Junction 5) 1 mile, London Waterloo via Basingstoke, Hook or Winchfield Stations from 44 minutes (All distances and times are approximate).

NB* Please note that some of the garden photographs were taken in the spring/summer.













Things to do in the Village

Christmas	Winter drinks
Spring	Sailing in France
Summer	Walking pilgrimages
Autumn	Spring 'Day in the'
Winter	Cheshire
Spring	Expensive bikes
Summer	Jazz
Autumn	Halloween
Winter	Organic food
Spring	Caribbean at Christmas
Summer	Most young Royals
Autumn	Dress codes
Winter	Coffins and shirt studs
Spring	Scottish accents
Summer	Speeches at weddings
Autumn	James Bond
Winter	Gourmet canapés
Spring	Using dog walkers
Summer	Going to the gym
Autumn	Winding about smoking























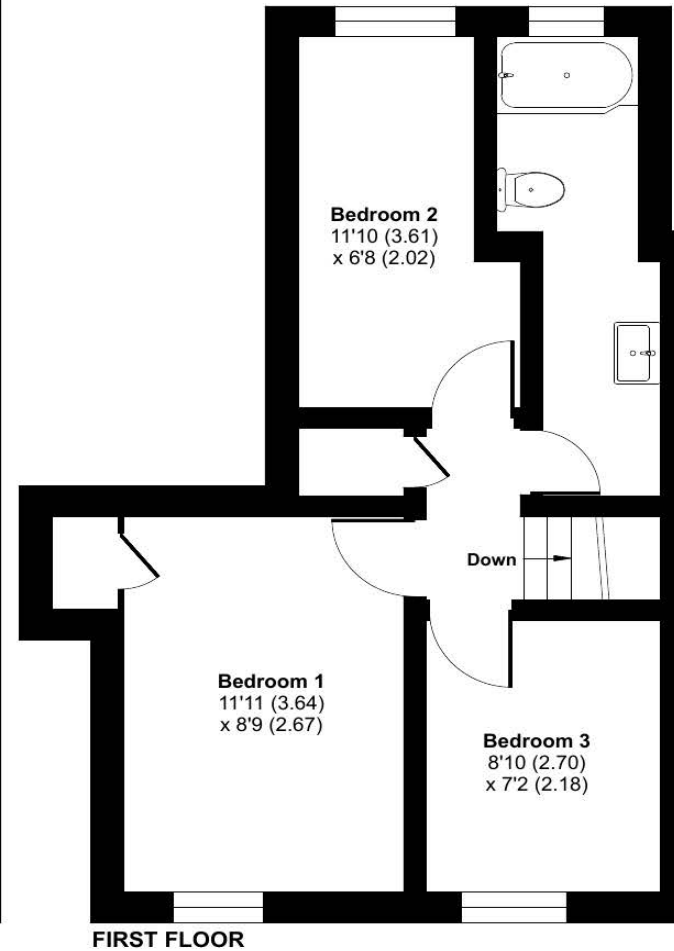
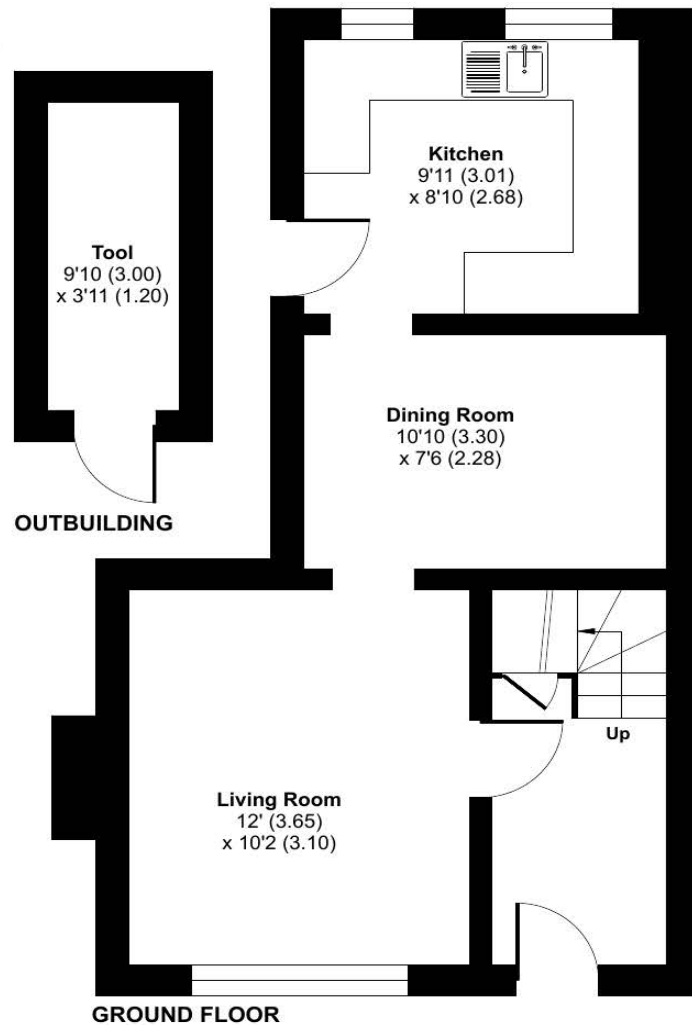
Field Cottage, The Street, Greywell, Hook, RG29

Approximate Area = 744 sq ft / 69.1 sq m

Outbuilding = 39 sq ft / 3.6 sq m

Total = 783 sq ft / 72.7 sq m

For identification only - Not to scale



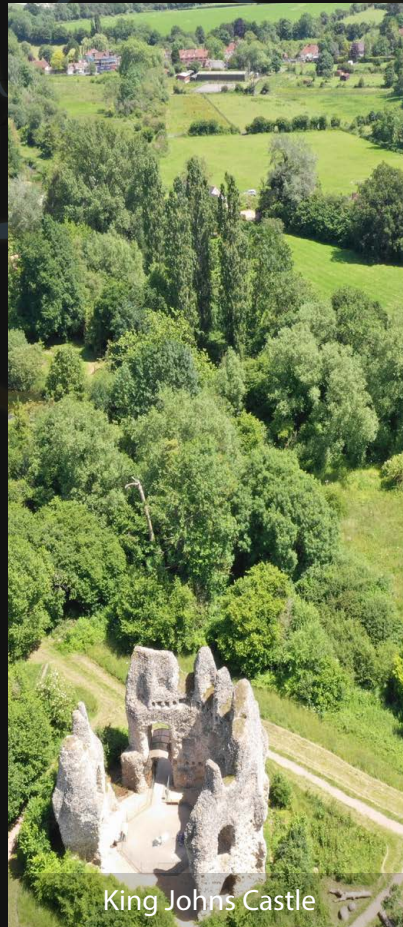
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for McCarthy Holden. REF: 1234147

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 - Mains
Heating – Gas Central Heating

Materials used in construction - Brick & Tiled roofs
Broadband Checker - <https://www.openreach.com/fibre-broadband>
Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>
Accessibility Accommodations - None

Directions - Postcode RG29 1DE. 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 D

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