

Chestnut Cottage, Chandlers Green

Four bedroom detached home



Chestnut Cottage, Chandlers Green, Mattingley, Hampshire, RG27 8LH

The Property

Situated within the picturesque hamlet of Chandlers Green, Chestnut Cottage has been beautifully extended and fully refurbished by the current owners to create a spacious four-bedroom detached family home. Benefits to this property include a stunning open plan 32ft kitchen/breakfast/dining/family room, ample driveway parking leading to a double carport with office/annexe, countryside views, a plot of 0.2 acres and no onward chain.

Ground Floor

Upon entering the property, you are greeted by a light and airy entrance hall, giving access to the well-proportioned ground floor accommodation. To your right is the 22ft living room with twin sash windows and an open fireplace. The open plan kitchen overlooks the rear garden and surrounding countryside, it provides ample space for both dining and a family seating area. Finished to a high standard it features underfloor heating, a large island with breakfast bar, a range of appliances including two ovens with warming drawer, two fridge/freezers, wine fridge and a boiling water tap. Access to the garden is provided by a set of bi-folding doors while the back door leads to the driveway. Just off the kitchen you will find a spacious utility room offering extensive storage and space for a washing machine and tumble drier. The ground floor accommodation is completed with the downstairs W/C.

First Floor

The first floor offers four well-proportioned bedrooms all enjoying wonderful views. The main bedroom benefits from access onto a 12ft roof terrace with beautiful views of the surrounding countryside. The bathrooms are finished to a high standard with the main bathroom offering a bath and separate shower. The main bedroom's ensuite provides a counter-top sink and a large shower enclosure.

Outside

The charming, enclosed garden offers huge potential with mature trees, far-reaching views across adjoining fields, a patio area ideal for al fresco dining and access to both sides of the property. There is ample driveway parking and a detached double carport with stairs leading to the first floor. This flexible additional space benefits from a full shower room and would therefore be suitable as an amazing office space, additional guest accommodation or a bedroom for an independent teenager.

Additional Information

Please note the carpets have not been added to the first-floor bedrooms and the garden has not been landscaped. The owner is willing to include carpets and landscape the garden to the buyer's specification, subject to negotiation.

The property is in Council Tax Band is E, and the local council is Hart.

Location

Chestnut Cottage is situated within the delightful rural hamlet of Chandlers Green. Excellent local shopping facilities are available in the nearby villages of Sherfield-on-Loddon, Hartley Wintney and Hook. The area is served by a number of local pubs and restaurants, and recreational opportunities include Tylney Park Golf Club, Wellington Country Park and Wellington Riding. The regional centres of Basingstoke, Fleet and Reading provide extensive shopping, educational and recreational facilities. Both Basingstoke and Reading also offer mainline stations with links to Waterloo and Paddington / the Elizabeth line. There is easy access to both the M3 and M4 providing road links to London and international airports. The area has a good selection of public and state schools with Daneshill, Sherfield School and St Neots all within a short drive























Chandlers Green, Mattingley, Hook, RG27

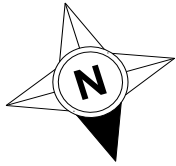
Approximate Area = 1865 sq ft / 173.2 sq m (excludes carport)

Limited Use Area(s) = 44 sq ft / 4 sq m

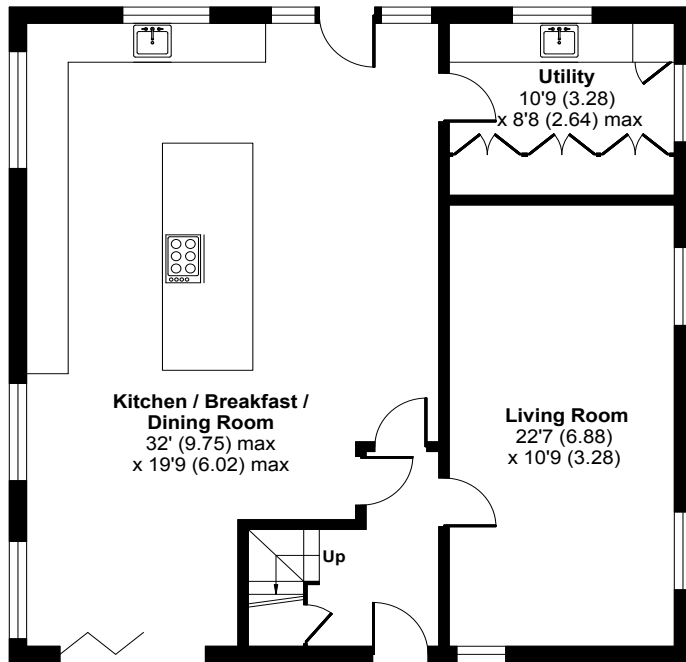
Outbuilding = 233 sq ft / 21.6 sq m

Total = 2142 sq ft / 198.8 sq m

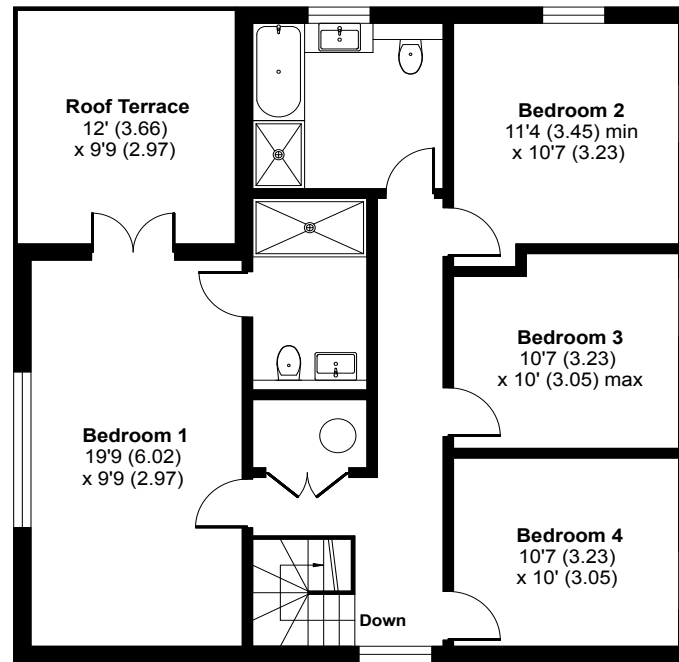
For identification only - Not to scale



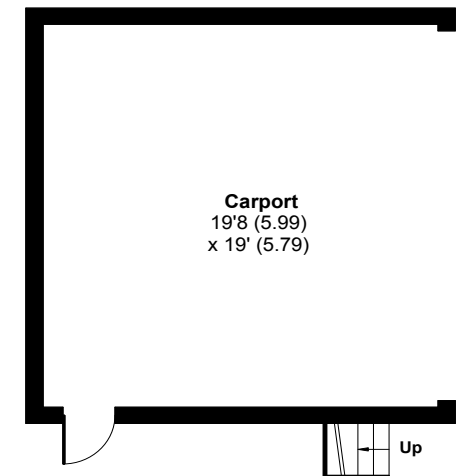
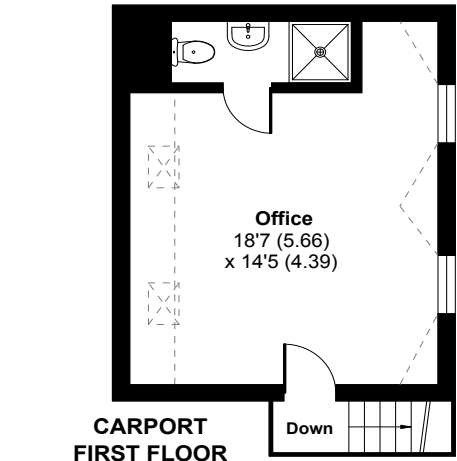
Denotes restricted head height



GROUND FLOOR



FIRST FLOOR



CARPOT GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1129207

Places of interest

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



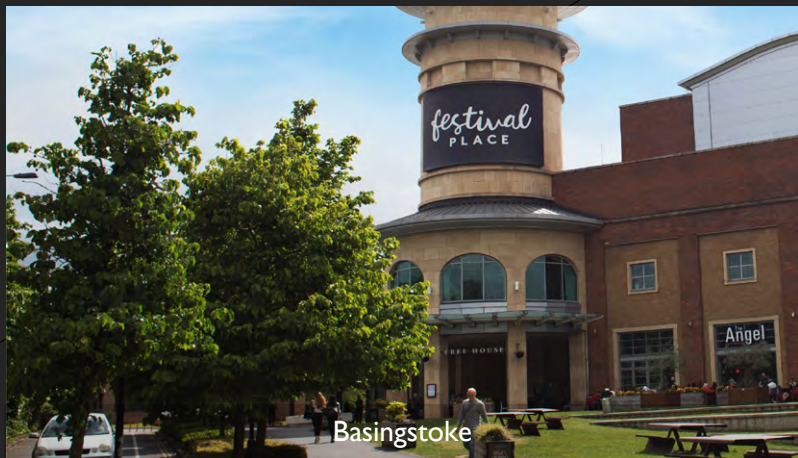
Hartley Wintney High Street



Local Areas



Hook



Basingstoke



The Wellington Arms

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 8LH. 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Services

Mains electricity, oil heating, water and septic tank
EPC Rating - D (6161)

Local Authority

[Hart District Council](#)
[Council Tax Band - E](#)

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Holden 

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