

Mapledurwell, Hampshire Four Bedroom, Detached Home



Parrots, Greywell Road, Mapledurwell, Basingstoke, Hampshire, RG25 2LS

The Property

This beautifully presented four/five-bedroom, detached family home in a substantial plot, is situated in an idyllic setting in the desirable village of Mapledurwell. The current owners have tastefully modernised and updated the property to provide flexible family living. Planning permission is in place for a three bay oak framed garage with annex above.

Ground Floor

There is an entrance porch leading through into the main hallway.

The beautifully appointed fitted kitchen/breakfast room with integrated appliances and breakfast bar opens into the garden room which is currently used as a formal dining area. There is access from the garden room into the garden.

The elegant open plan living/dining room has a lovely feature log burning stove.

There is a further reception room which the current owners are using as a bedroom.

The property also benefits from a useful utility room and shower room with w.c.

First Floor

On the first floor are three bedrooms one of which has been cleverly separated to make a fifth bedroom area. The generous main bedroom benefits from a built-in wardrobe and an en-suite bathroom with useful storage cupboard.

Outside

The wonderful south facing garden wraps around the house and is mainly laid to lawn with mature planting, flower beds, shrubs and trees. There is a patio area, making it an ideal entertaining space or for relaxing in the sunshine.

Parrots is approached via a private gated driveway with parking for several cars.

Location

Mapledurwell is a popular village conveniently positioned between Odiham and the larger town of Basingstoke. Within the parish of Mapledurwell and Up Nately there is a village hall, Church, The Gamekeepers public house and a nursery school, which hosts quiz nights, coffee mornings and seasonal events.

Everyday shopping can be found in the historic town Odiham (about 4.6 miles), which offers a range of shops and amenities including a GP, optician and dentists as

well as a Supermarket with Post Office, restaurants, pubs and coffee shops, and a weekly Friday market. A larger selection of supermarkets, shops, restaurants and leisure facilities can be found in Basingstoke (about 4 miles).

Mapledurwell is ideally placed for commuters being within easy reach of the M3 & M4 Motorways and Basingstoke train station, offering trains to London Waterloo (from 45 minutes).

Educational needs are well served with a range of state and private schools in the area including Old Basing Infant School, St Mary's Junior School, Cliddesden Primary School, Wellesley Prep School, St Neots, Sherfield School, Cheam, Lord Wandsworth College, Wellington College, Peter Symonds Sixth Form College, St Swithuns School and Winchester College.

Basingstoke has excellent sports facilities with football, rugby, cricket, athletics, swimming, tennis & health clubs. There are several golf courses nearby and a range of children's sports clubs. The property is surrounded by rolling countryside and farmland, providing convenient access to walking and country pursuits.































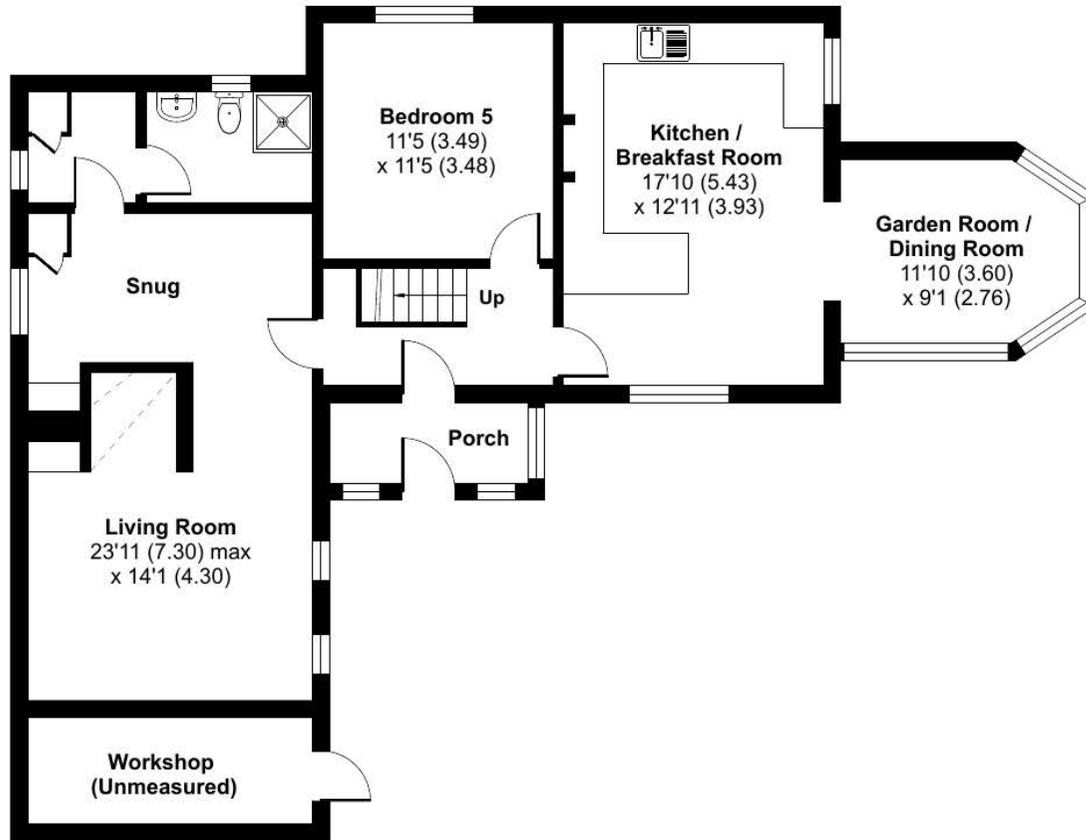
Greywell Road, Mapledurwell, Basingstoke, RG25

Approximate Area = 1682 sq ft / 156.2 sq m (excludes workshop)

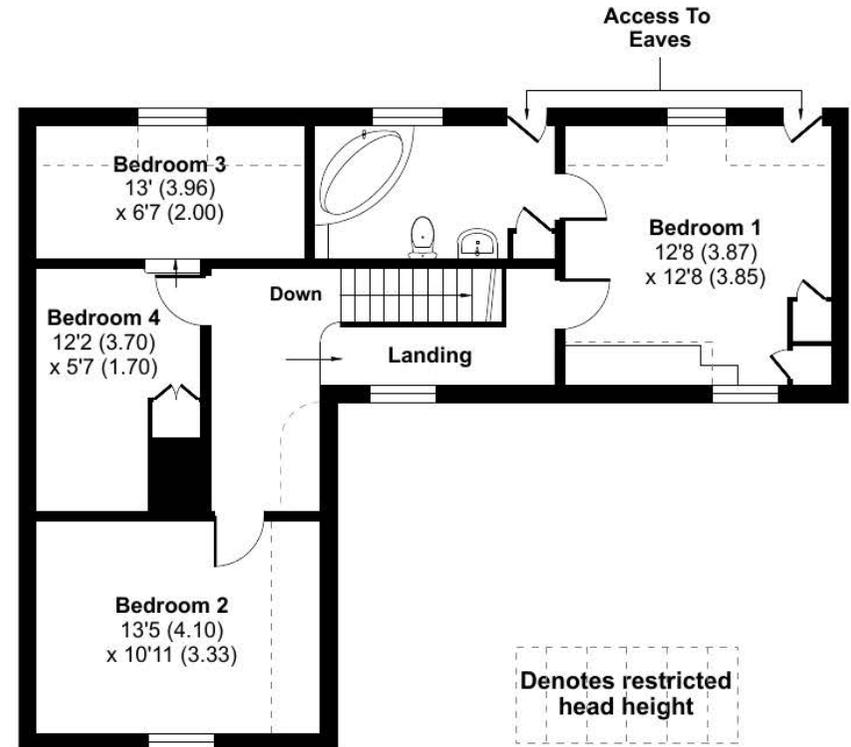
Limited Use Area(s) = 92 sq ft / 8.5 sq m

Total = 1774 sq ft / 164.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Places of interest

The surrounding area is renowned for country walks and open spaces. The historic village centre of Odiham offers a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 3 miles of the property.



Old Basing Canal



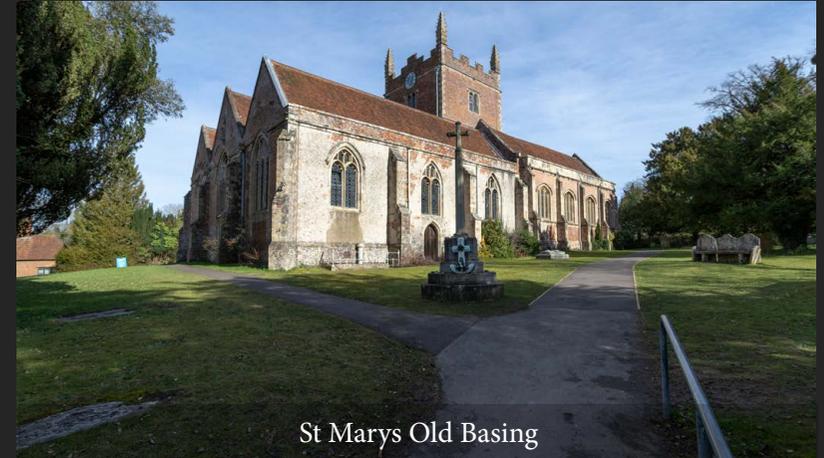
King John's Castle



Public House Mapledurwell



Old Basing



St Marys Old Basing

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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.

Services & Material Information

Water – Mains
Gas – None
Electric – Mains
Sewage – Private - Septic Tank
Heating – Oil

Materials used in construction - Brick & Block, Tiled roofs
How does broadband enter the property - FTTP (fibre to the premises)
EPC F (36)

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 RG25 2LS. 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents

McCarthy Holden: 01256 704851

Local Authority

Tax band is F

Basingstoke & Deane 01256 844844

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