

# Garden Cottage Winchfield, Hampshire



# Garden Cottage, Old Potbridge Road, Winchfield,. Hampshire, RG27 8BT

## Property

A charming converted coach-house with flexible accommodation in a wonderful plot of around one acre. A horticulturalists dream garden, with a generous range of outbuildings present a truly one off opportunity.

## Ground Floor

Entering from the front door there is a welcoming hallway with WC to the left. From here there is access to the kitchen, sitting room and dining room - currently used as a ground floor bedroom.

The grand sitting room benefits from tall ceilings and windows, a large log burning stove, reconditioned oak block parquet flooring and access out to the lovely garden room.

The kitchen benefits from a French doors to the garden, tiled floor, modern shaker style cabinetry and a suite of fitted appliances, including Neff oven, hob, extractor and microwave. There is also a utility room onward from the kitchen with access to the parking area.

The ground floor bedroom is front aspect with tall ceilings and could also be suited as a formal dining room or further play/family room.

## First Floor

Upstairs there are four/five potential bedrooms and two bathrooms. The current configuration allows for flexible living.

The main bedroom suite is to the left, with an inner room currently used as a study, leading on to the main bedroom, which is dual aspect and benefits from an en-suite bathroom with shower cubicle.

The further three bedrooms are interlinked, currently configured as two single bedrooms and one dual aspect double room.

There is also a family bathroom on the first floor.

## Outside

The gardens are of particular note, in a plot of around one acre there is something new to discover in every area. Ranging from expansive front and rear lawns, a bluebell wooded area, a practical kitchen garden/allotment, an orchard, summer house and much more - a true horticulturalists playground.

To the side of the house there is also a large glass greenhouse.

There are also a range of converted stables and a large store to the side of the property used as garages and storage, all with light and power.

## Location

The property is just over half a mile from Winchfield train station and the Winchfield Inn public house.

Hartley Wintney Village Centre is less than 2 miles distant with a range of shops, cafe's, pubs and restaurants on the high street.

Winchfield station is a mainline in to London Waterloo with trains taking less than one hour.

There is also easy access to both the M3 at Fleet or Hook and the M4 at Reading.

## Agents Notes

The property has had the benefit of previously granted planning for substantial extension, some of which has already been completed - more information can be found on the hart district council planning portal using reference: 08/02877/ FUL. Advice should be sought on if this constitutes planning in perpetuity.

























































# Garden Cottage, Old Potbridge Road, Winchfield, Hook, RG27

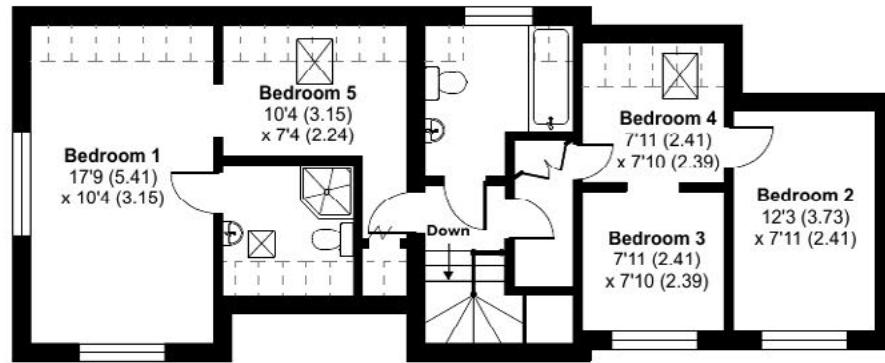
Approximate Area = 1979 sq ft / 183.8 sq m (excludes store)

Limited Use Area(s) = 98 sq ft / 9.1 sq m

Outbuilding = 763 sq ft / 70.9 sq m

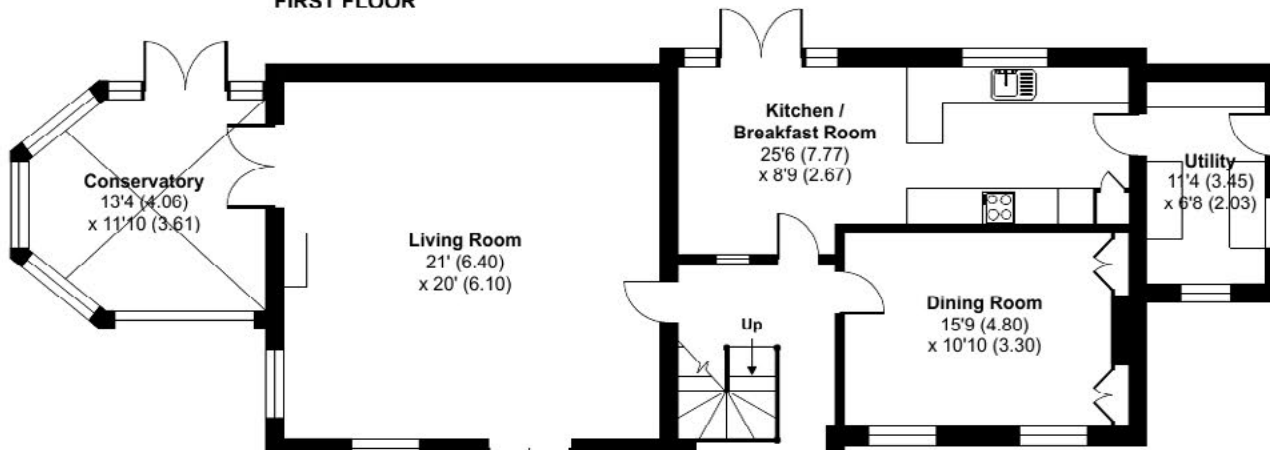
Total = 2840 sq ft / 263.8 sq m

For identification only - Not to scale

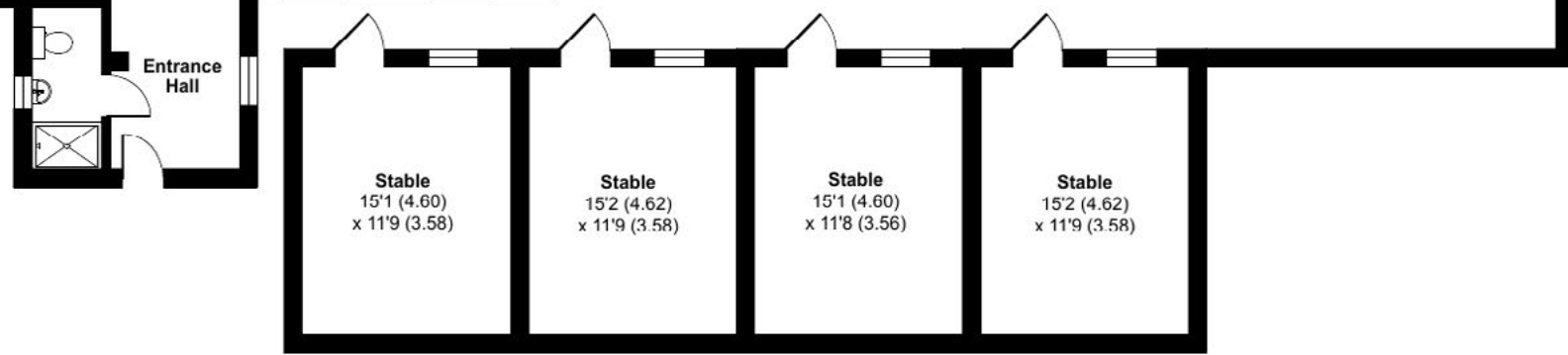


FIRST FLOOR

Denotes restricted head height



GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for McCarthy Holden. REF: 962075

## 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 8BT

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 private drainage.  
Air Source Heat Pump & Solar Heating.  
EPC E (43)

Local Authority

[Hart Council](#)  
[Council Tax Band F](#)

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[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)