

47 Beauclerk Green  
Winchfield, Hampshire





## 47 Beauclerk Green, Winchfield, Hampshire, RG27 8BF

### The Property

A detached family house situated in a cul-de-sac location on a substantial corner measuring maximum 130 ft by 75 ft within a short walk of Winchfield mainline station. The property has been improved and extended by the current vendors and is being offered with no onward chain.

### Ground Floor

From the front door there is an entrance hall with study to the right, cloakroom, utility room with door to the outside. To the left, the open plan kitchen/family room opening to Garden room/conservatory and bifold doors leading to living room with open feature fireplace and double doors to garden.

### First Floor

Upstairs there are four generous double bedrooms and two bathrooms.

The main bedroom is sizeable with views over the rear garden and benefits from a modern wet room en-suite shower room.

The other rooms are all good sized double bedrooms and there is a modern family bathroom with shower over bath configuration.

### Outside

The property offers driveway parking for multiple vehicles to the front and as well as a detached double garage with rear door and staircase up to a boarded storage area that could be converted to a hobbies room.

The south facing rear garden is of excellent size on a corner plot measuring approximately 130 ft in length by 75 ft in width.

There is a generous patio immediately off the back of the house with a large area of lawn leading to an area of raised decking with sunken hot tub.

To the side of the property there is a gravel area with vegetable planting beds which in turn leads to the side access utility room door, gate to driveway and side door to the garage.

### Location

The property is located in the semi-rural village of Winchfield, just over 2 miles from the village centre of Hartley Wintney where you can find all the necessary local amenities.

Hartley Wintney 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).

























































































# Beauclerk Green, Winchfield, Hook, RG27

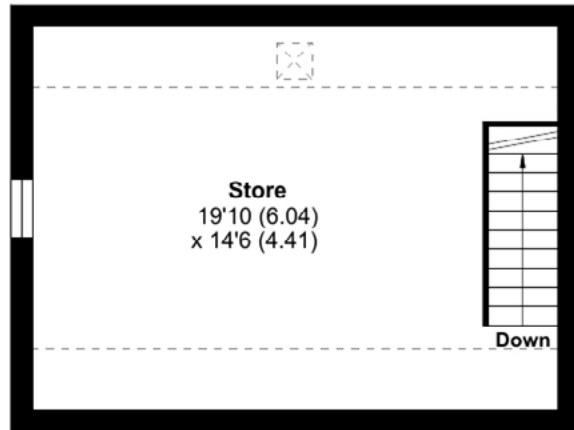
Approximate Area = 1670 sq ft / 155.1 sq m

Limited Use Area(s) = 91 sq ft / 8.4 sq m

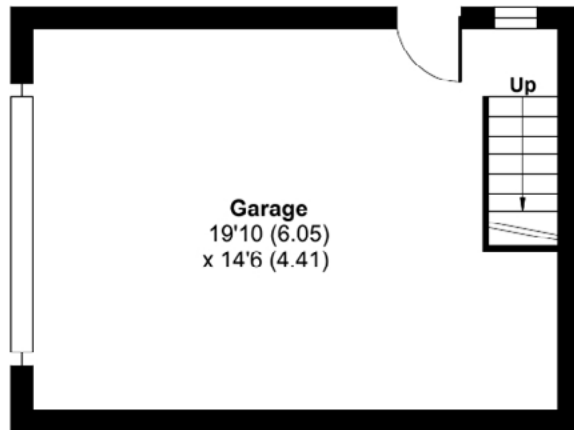
Garage = 483 sq ft / 44.8 sq m

Total = 2244 sq ft / 208.3 sq m

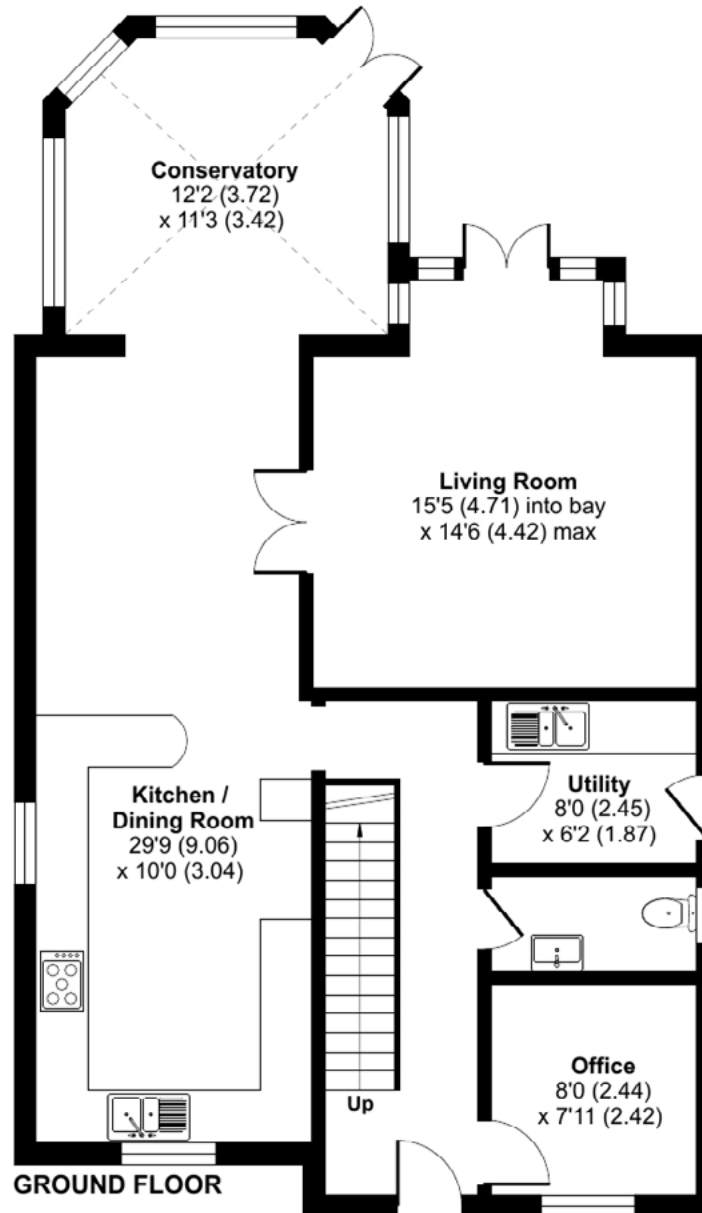
For identification only - Not to scale



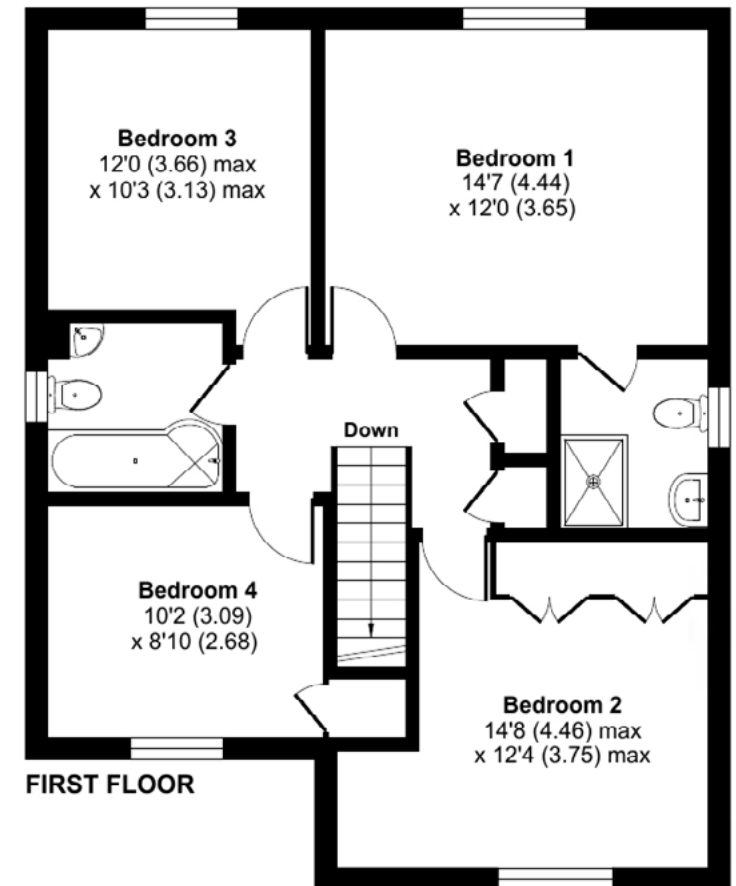
**GARAGE FIRST FLOOR**



**GARAGE GROUND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1278215



# 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.





## 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.

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 - D (66)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: F](#)  
[£3133.94 PA for 2024/25](#)

McCarthy  
Holden 

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