

Newnham Road, Newnham, Hampshire
Four bedroom detached home.



Fir Tree Cottage, Newnham Road, Newnham, Hook, Hampshire, RG27 9AE.

The Property

Situated within the sought after village of Newnham, this four bedroom detached family home is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include a double garage with ample driveway parking, three reception rooms, kitchen/breakfast room and a beautifully presented rear garden with countryside views.

Ground Floor

Accommodations comprises of a spacious entrance hall leading to the light and airy living room with a feature wood burning stove and direct access into the dining room and conservatory. The conservatory overlooks the front garden, and the dining room gives you access into the kitchen/breakfast room. The kitchen offers a range of fully fitted integrated appliances including double oven, hob, dishwasher, and additional appliance space. Just off the kitchen you will find a useful utility room/shower room.

The accommodation on the ground floor is finished with a study which overlooks the front of the property.

First Floor

Upstairs the property offers four bedrooms with the main room benefiting from fitted wardrobe space. The accommodation on the first floor is finished with two bathrooms with one bathroom offering a bath, sink and toilet and the second bathroom offering a shower, sink and toilet.

Outside

The charming enclosed rear garden benefits from stunning views over open countryside. The rear garden is mainly laid to lawn with well-established flowers, shrub beds and trees. At the rear of the property, you will find a patio area ideal for al fresco dining and side access on both sides of the property. At the front of the property you have ample driveway parking and access to a double garage.

Location

Newnham is a sought-after village in designated conservation area with a public house, church and village green. Nearby Hook provides day to day amenities including doctor's surgery, dentist, veterinary surgery, Tesco, Sainsbury, and post office. More comprehensive shopping can be found in Basingstoke and Farnham.

The commuter is well served with Hook's mainline station providing a scheduled service to London Waterloo and Junction 5 of the M3 about 1.5 miles gives access to the south coast, Heathrow, and Gatwick airports.

There are a range of excellent schools in the area including Robert Mays in Odiham plus independent schools nearby that include Daneshill, St Neots, Eagle House, Wellington, Lord Wandsworth College, and Cheam.

Tax band is F and local council is Basingstoke and Deane.























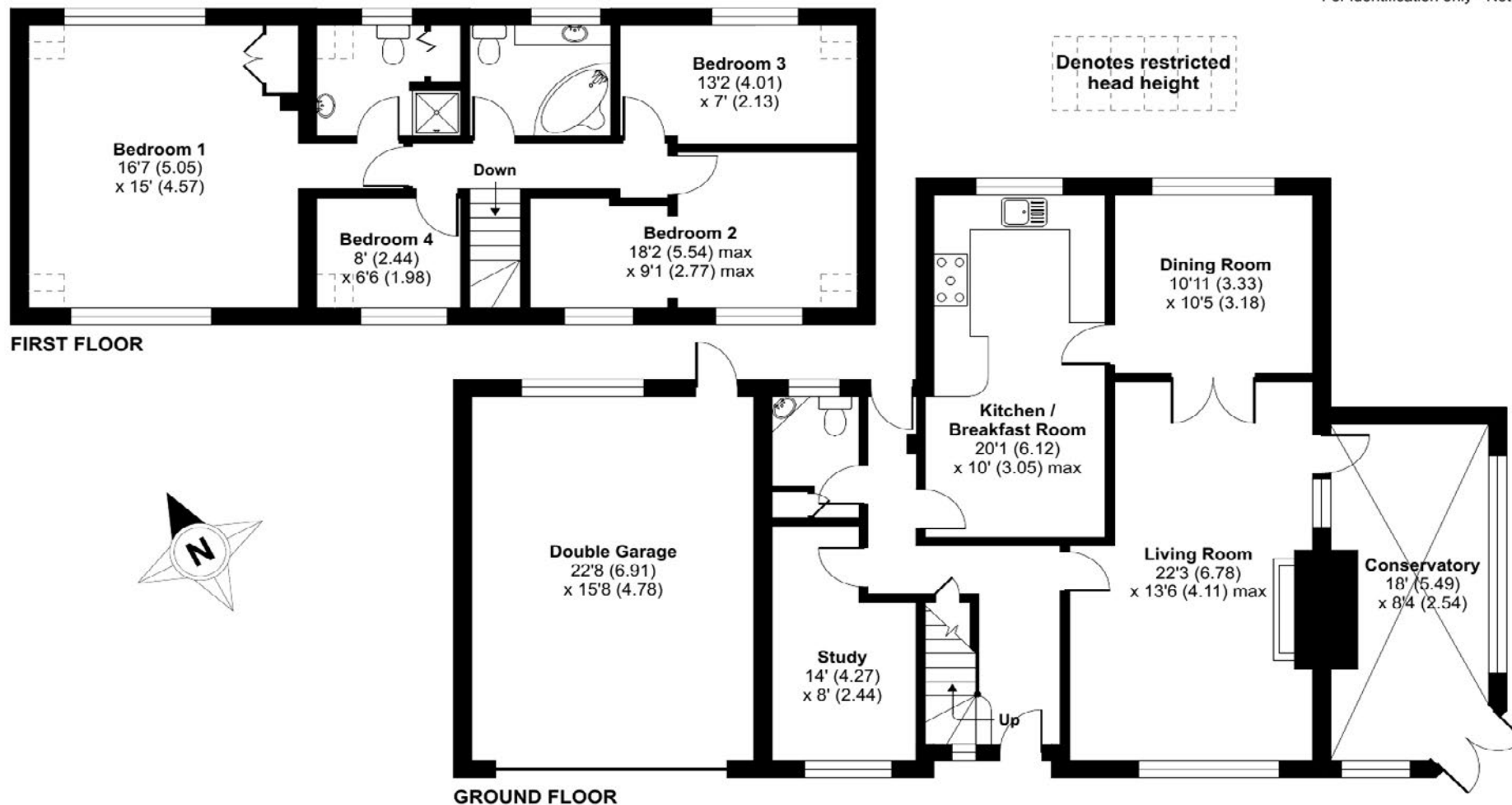
Fir Tree Cottage, Newnham Road, Newnham, Hook, RG27

Approximate Area = 2118 sq ft / 196.7 sq m (includes garage)

Limited Use Area(s) = 24 sq ft / 2.2 sq m

Total = 2142 sq ft / 198.9 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: 1004008

Places of interest

The surrounding area is renowned for country walks and open spaces.

Road links are excellent within the local area and the M3 access is within 2 mile of the property.



Hook Train Station



King John's Castle



Lord Wandsworth



The Raven, Hook



Basingstoke Canal

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 9AE. 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: 01256 704851

Services

Mains electricity, air source heat pump and mains
drainage.

EPC - D 66

Local Authority

Basingstoke & Deane
01256 844844
Band F

McCarthy
Holden 

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