

Elderfield Green, Herriard, Hampshire
Three bedroom detached house



Springfield, Elderfield Green, Bagmore Lane, Herriard, Hampshire, RG25 2FP

The Property

Situated within the sought after village of Herriard, this exquisite three bedroom detached family home built in 2020 by Forays Homes, is located within an exclusive development of just three detached properties. Benefits to this property include a detached double garage with ample driveway parking, air source heat pump, dressing room, underfloor heating, and wonderful countryside views.

Ground Floor

Upon entering the property, you are greeted by a light and airy entrance hall, which provides access to the well-proportioned ground floor accommodation. To your left you have access into the living room with a beautiful wood burner and French doors leading to the garden. The kitchen/ breakfast room overlooks the rear garden, which has been finished to a high standard and offers a range of Bosch appliances including oven, 5 zone induction hob, dishwasher, wine cooler and additional appliance space. Access to the garden can also be found through a set of French doors within the kitchen and additional storage space is located within the breakfast area. Just off the kitchen you will find a useful spacious utility room which also gives you access to the rear garden.

The ground floor accommodation is finished with the downstairs W/C.

First Floor

The first floor offers three well sized bedrooms all with fitted wardrobes. The main bedroom has the added benefit of a walk in dressing room which has shelves, drawers and hanging rail combinations. Both bathrooms have been finished to a high standard with the main bathroom offers a sink, toilet, and bath. The en-suite which is off the main bedroom offers sink, toilet and shower with thermostatic shower controls, chrome taps and showerhead.

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 the property has a bonus lawned area with a mixture of flowers and trees which leads around the side of the garage to the rear garden. The detached double garage

is currently set up as a gym/garage with space outside for ample driveway parking.

Location

Elderfield Green is located just a short distance from the well-known, award-winning Fur & Feathers country pub, a superb place to relax and unwind. Herriard is a traditional and close-knit village community. It hosts a wide range of businesses; from traditional joiners and builders, food producers, architects and surveyors to software and high-tech electronics companies, all creating local employment and maintaining the vitality of the village. The community has a village hall run by the Royal British Legion.

Tax Band is F, and the local council is Basingstoke & Deane.

A charge of £196 per annum is paid for the shared waste drainage charge between the 3 houses.





















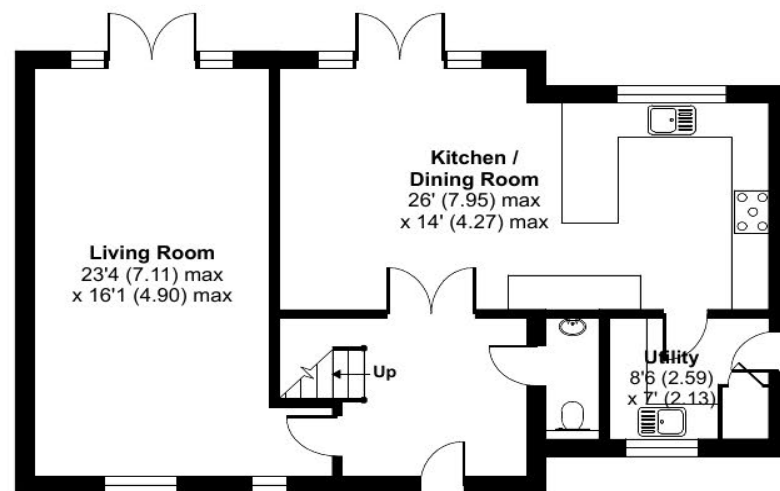
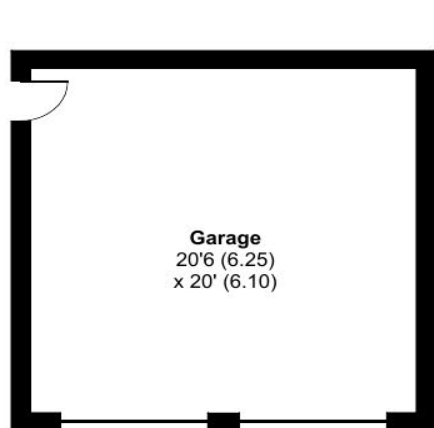
Springfield, Elderfield Green, Herriard, Basingstoke, RG25

Approximate Area = 1716 sq ft / 159.4 sq m

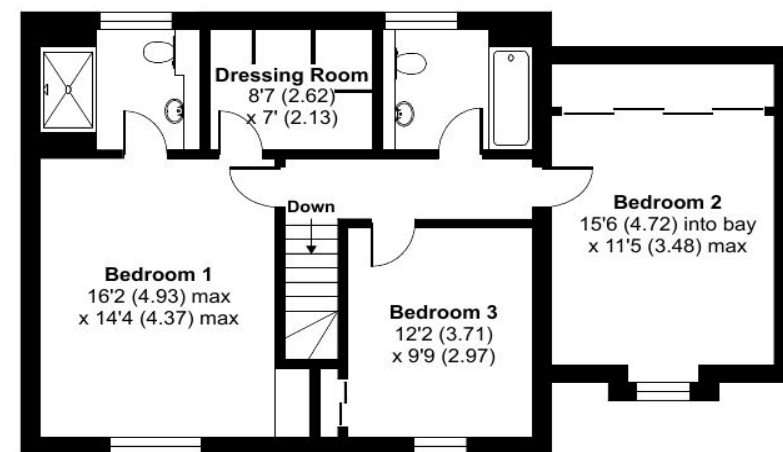
Garage = 410 sq ft / 38 sq m

Total = 2126 sq ft / 197.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for McCarthy Holden. REF: 1032851

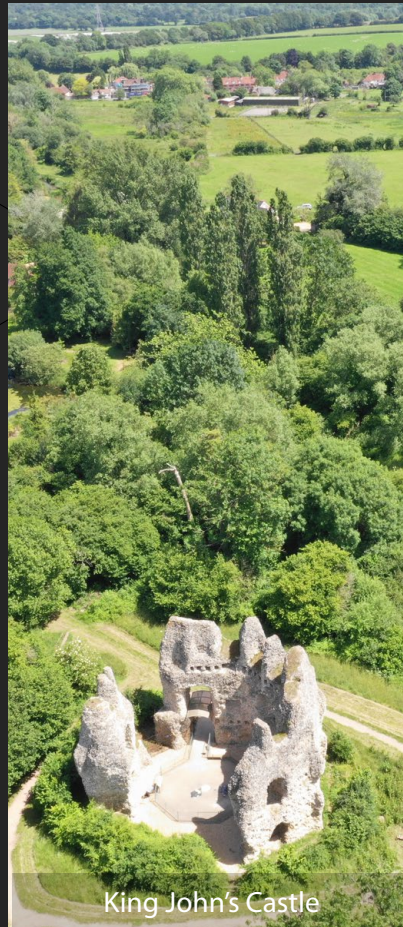
Places of interest

The surrounding area is renowned for country walks and open spaces. The historic villages of Odiham & Alton are close by which offer a choice of public houses, cafes and convenience store.

Road links are excellent within the local area and the M3 access is within 7 miles of the property.



All Saints Church, Odiham



King John's Castle



Lord Wandsworth



Upton Grey



Basingstoke Train Station

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 RG25 2FP. 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 septic tank.

EPC - B 85

Local Authority

Basingstoke & Deane Council
01256 844844
Band F

McCarthy
Holden 

www.mccarthyholden.co.uk