

Hook Road, Greywell, Hampshire
Three bedroom cottage



Rose Cottage, Hook Road, Greywell, Hampshire, RG29 1BT.

The Property

Situated within the sought-after village of Greywell, this grade II listed three-bedroom cottage has been updated and extended to create spacious and flexible accommodation throughout. Benefits to this property include driveway parking, a mature rear garden backing onto open fields, exposed beams, a kitchen/breakfast room and no onward chain.

Ground Floor

Accommodation comprises of reception hall with staircase leading to the first floor and a useful study area. The living room is found at the front of the property with a fireplace with inset stove. From the living room you lead back into the hall that gives you access into the kitchen/breakfast room which is a fantastic space and finished to a farmhouse-style kitchen/diner. The kitchen has been done to a high standard, with a quality range of units, work surfacing, integrated appliances and additional appliance space. The downstairs WC is found off the kitchen/breakfast room. The downstairs accommodation is finished off by a wonderful sun room which offers a large, pitched roof lantern, whilst overlooking the mature rear garden. Access to the garden is found through the sun room with French doors opening onto a large patio area.

First Floor

On the first floor the property offers three bedrooms, with the main bedroom benefiting from built in wardrobe space. The family bathroom comprises a traditionally styled, five-piece suite, including a separate corner shower.

Outside

Outside the beautiful landscaped rear garden, which is mainly laid to lawn has wonderful flower borders, mature trees, bushes and a mature well stocked flower bed. A pathway leads through the garden to the bottom with views over open countryside and outside the sun room a large patio is found which is ideal for al fresco dining. To the front of the property there is mature hedging to the boundaries, gravel driveway parking and a small lawned area.

Additional Information

Tax band is D, and the local council is Hart District.

Location

Greywell is an unspoilt picturesque village, set amongst gently undulating countryside providing extensive country walks. Within the village is a church, public house and village hall.

The nearby Georgian village of Odiham provides a broad range of facilities, as do the commercial centres of Basingstoke and Farnham which are nearby.

There are a good range of schools nearby including the highly regarded Robert Mays Secondary School in Odiham. Independent schools include Daneshill, St Neots, Yateley Manor, Alton Convent, St Nicholas and Lord Wandsworth College.

Odiham 2 miles, Hook 2 miles, Winchfield 5 miles, Basingstoke 7 miles, Alton 9 miles, Farnham 10 miles, M3 (Junction 5) 1 mile, London Waterloo via Basingstoke, Hook or Winchfield Stations from 44 minutes (All distances and times are approximate).















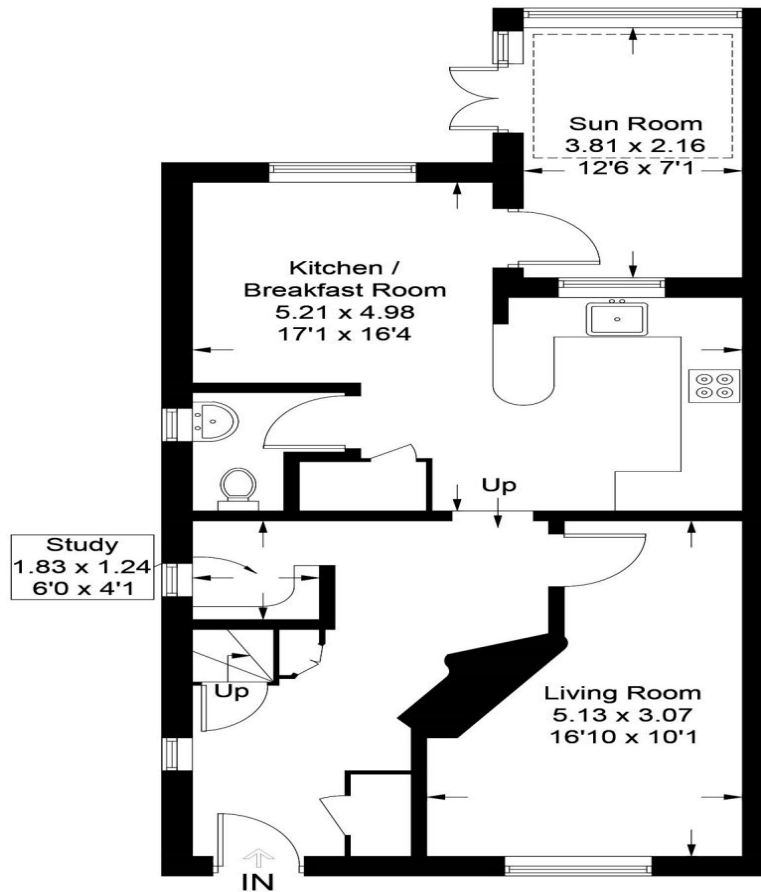




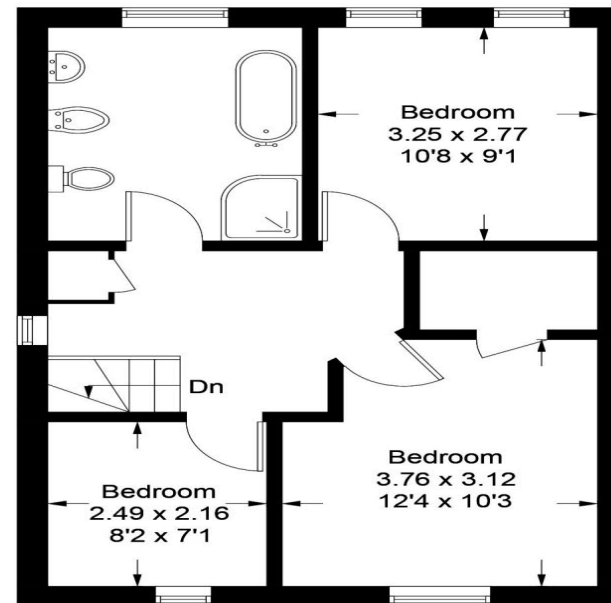


Rose Cottage

Approximate Gross Internal Area Total = 106.5 sq m / 1147 sq ft



Ground Floor
653 Sq ft



First Floor
494 Sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID811233)

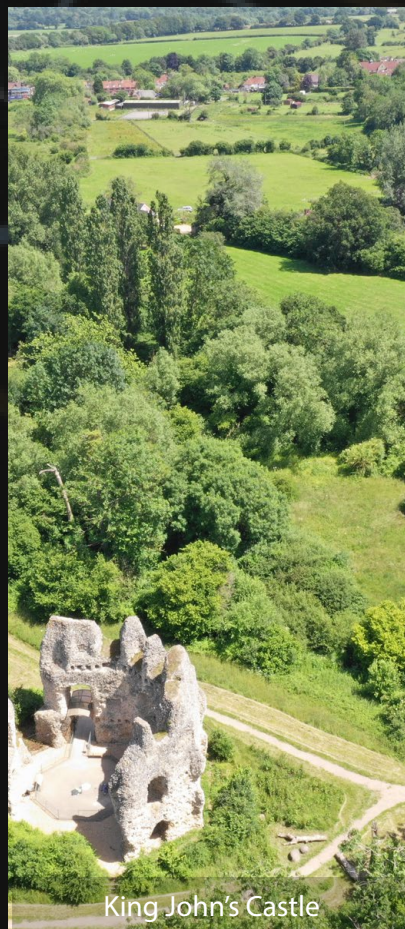
Places of interest

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 2 mile of the property.



All Saints Church



King John's Castle



Lord Wandsworth



North Warnborough Ford



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 RG29 1BT.. 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, gas and mains drainage.

Local Authority

Hart District Council
01252 622122
Band D

McCarthy
Holden 

www.mccarthyholden.co.uk