

## Hook Road, Greywell Four Bedroom Cottage





# Dorchester and Holly Cottage, Hook Road, Greywell, Hampshire, RG29 1BT

## The Property

Situated within the sought-after village of Greywell, this Grade II listed four-bedroom cottage is offered to the market with spacious and flexible accommodation throughout. Benefits to this property include driveway parking with a single garage, a refitted kitchen, two refitted bathrooms, two reception rooms, a wonderful rear garden with countryside views and no onward chain.

## Ground Floor

Accommodation comprises of front door which opens into the hallway/dining room which has exposed beams and a beautiful feature fireplace. Within the dining room you have stairs that lead to the first floor and access to the living room. Within the light and airy living room you have the bonus of a study which overlooks the rear garden. The beautifully presented kitchen/breakfast room has been finished to a high standard with counter tops, a range of appliances including a rangemaster cooker, dishwasher, fridge/freezer and plenty of additional appliance space. The kitchen leads onto a utility room which offers a fitted washing machine and tumble dryer with the rear door leading to the garden and stairs to the first floor.

## First Floor

On the first floor the property offers four generous bedrooms with storage and two refitted bathrooms.

## Outside

The rear garden is mainly laid to lawn with well-established flowers, shrub beds, vegetable patch and mature trees throughout. At the rear of the property a spacious patio area can be found which is ideal for alfresco dining. From the patio you have access to the driveway and single garage. At the rear of the garden, you have gated access to the beyond fields and views over open countryside.

The front of the property offers extra parking and a small lawned area with a mixtures of flower beds.

## Additional information

Grade II listed.

The council tax band is F with the local council being Hart.

## 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).











































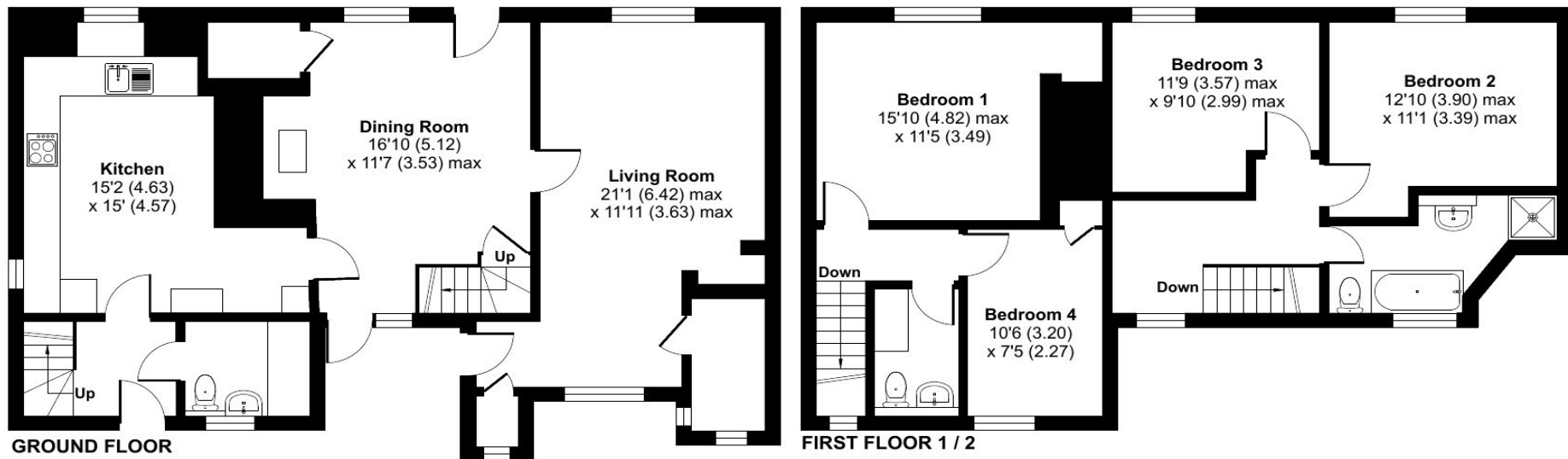




# Dorchester Cottage, Hook Road, Greywell, Hook, RG29

Approximate Area = 1571 sq ft / 145.9 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 2025.  
Produced for McCarthy Holden. REF: 1248959



# Places of interest

A selection of photographs showing various locations in and around Greywell are shown below.



All Saints Church



King Johns Castle



Odiham High Street



Basingstoke Canal



Lord Wandworths



## 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.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage - Mains  
Heating – Gas Central Heating

Materials used in construction - Brick, Timber Framed, Tiled roofs  
EPC - D (56)  
Broadband Checker - <https://www.openreach.com/fibre-broadband>  
Mobile Signal - Unknown, depends on carrier  
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>  
Accessibility Accommodations - None

Directions - Postcode RG29 1BT. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01256 704851

Local Authority  
Hart District Council  
Tax Band F

**McCarthy  
Holden** 

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