

Rose Cottage, The Hurst,
Winchfield, Hampshire



Rose Cottage, The Hurst, Winchfield, Hampshire, RG27 8DF

The Property

An attractive Grade II Listed cottage, said to be one of the oldest in this lovely Hampshire village. With three bedrooms, two reception rooms and potential for renovation (STPP) this is a truly rare opportunity.

Ground Floor

From the front door, to the left is a smaller reception room which has an open fireplace. To the right is the main living/dining room, which also has a larger inglenook brick fireplace.

To the rear of the property is the kitchen which has a back door out to the garden. From the back hallway there is the bathroom, which has a shower over bath configuration then the staircase to the first floor.

Accessed externally there is also a sizeable single storey, vaulted store room.

First Floor

The first floor offers three bedrooms. The main bedroom is to the right at the top of the stairs and has an attractive vaulted ceiling.

Bedroom two is to the left and has a feature fireplace as well as integral storage cupboard.

Bedroom three is accessed via bedroom two. All rooms could accommodate a double bed.

Outside

The property is accessed across a neighbouring driveway (Bluebell Cottage). There is also pedestrian access off The Hurst via a gate to the front of the property. There is currently no vehicle parking available, but this could be created at the front of the property in future (STPP).

To the rear there is an attractive garden with mature shrubs and lawn, as well as a summer house. The garden benefits from views over neighbouring fields.

Agents Note

It should be noted that the property has a "flying freehold" over the garage of property next door to the left as you look at the front door. This should be investigated by any potential buyer to ensure they or their lender are satisfied with this matter.

Location

The rural village of Winchfield offers two local pubs, a mainline train station to London Waterloo, a Grade I listed church and close proximity to both Hook and Hartley Wintney Village High Street.

This property is a short walk to the Barley Mow pub and to the Basingstoke Canal tow path.

Nearby 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. Larger supermarkets can be found in both Hook and Elvetham Heath in Fleet, around five minutes away by car.

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).















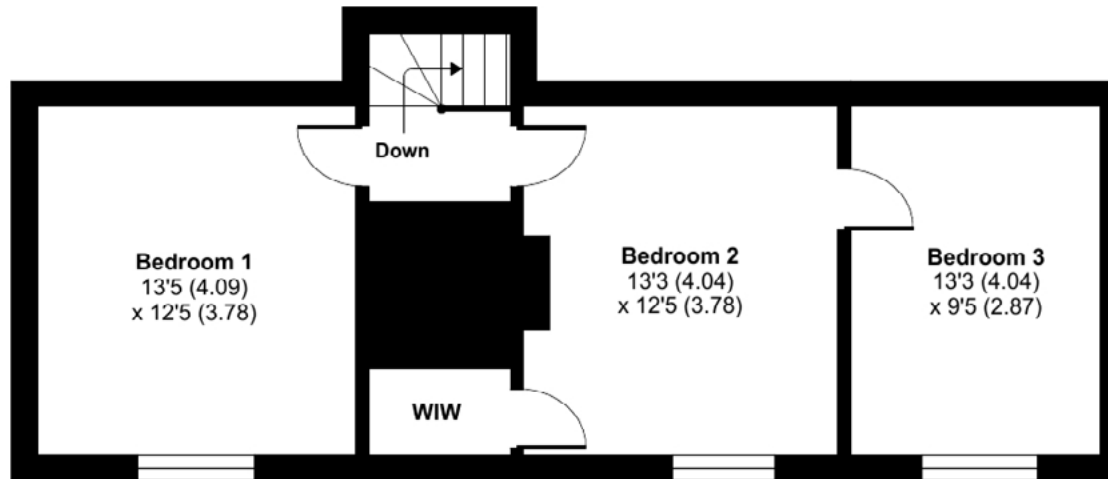




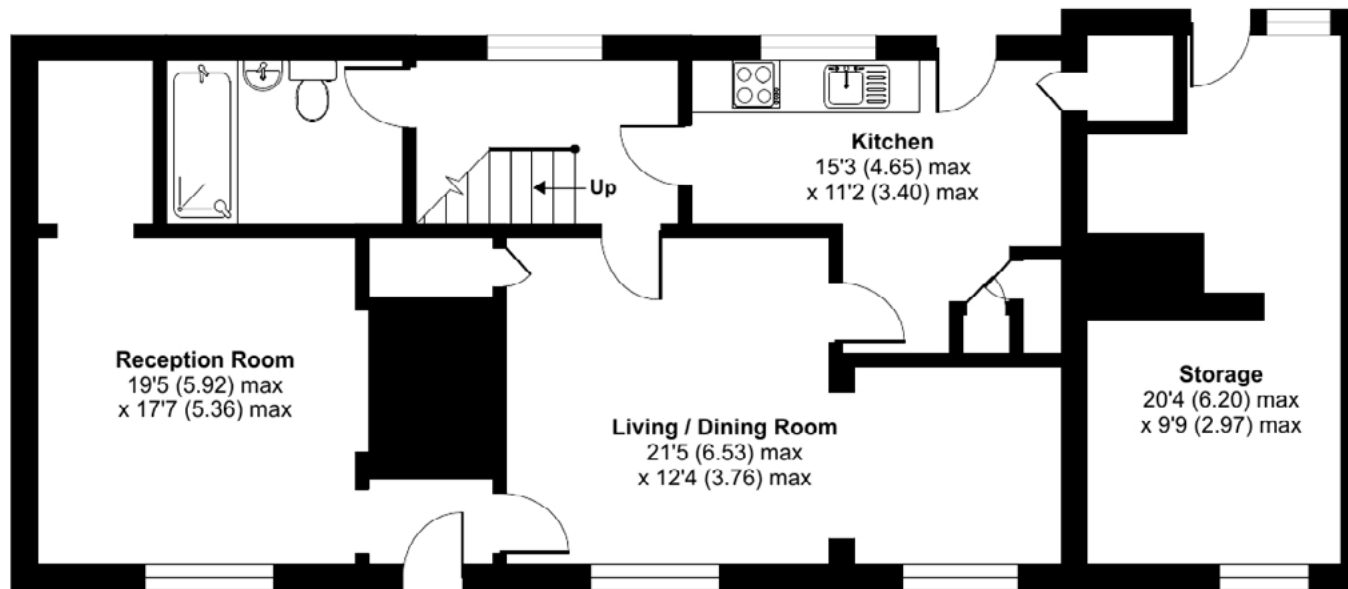
The Hurst, Winchfield, Hook, RG27

Approximate Area = 1565 sq ft / 145.4 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024.





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.

The Barley Mow Pub is less than a 5 minute walk from the property.

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.



Barley Mow Pub, Winchfield



Hartley Wintney High Street



Hartley Wintney Golf Course



Basingstoke Canal Towpath, Winchfield



Winchfield Train Station

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 – Mains Gas

Materials used in construction - Brick, Timber Framed, Tiled roofs
How does broadband enter the property - BT line present
EPC - D (61)

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 - Grade II Listed Property, modification STPP

Directions - Postcode RG27 8DF. 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: 01252 842100

Local Authority

Council Tax Band: E - £2651.80 2024/25
Hart Council

McCarthy
Holden 

www.mccarthyholden.co.uk