





### Key Features:

- Well presented family home
- Rural village location
- Walking distance of the village centre and schools
- Garage and ample parking
- Garden ideal for outdoor entertaining
- Generous kitchen/breakfast room
- Sitting room with feature fireplace
- Study/play room
- Family bathroom and ground floor utility/shower room
- Easy reach of Winchfield Station



### The Property

This well presented home offers a generous interior, featuring sociable open plan living. A contemporary kitchen/breakfast/dining room is finished with tiled flooring, opening through French doors to the garden. A notable sitting room presents ideal space for receiving guests, finished with genuine wood flooring, featuring a fireplace and offering ample space for a variety of furnishings. A further study/play room presents flexibility, whilst a utility/shower room provides convenience, set the ground floor. Upstairs, three good sized bedrooms are served by a family bathroom.

### The Grounds

Ample parking spans the front of the home, whilst a garage in a nearby block is of further benefit. To the rear, a good sized garden offers ideal entertainment areas. Well-stocked with plants and shrubs, the garden presents a generous patio, areas of level lawn and a pagoda.

### Location

A rural village with a well-preserved landscape and excellent commuter links to Hook, Fleet and the M3, via the A30. The village centre offers independent retailers, public houses, a cricket club, golf club, a theatre, three ponds and woodland. There are annual community events and reputable schools including Oakwood and Greenfields. Winchfield station serves regular rail connections to London Waterloo, Farnborough, Clapham Junction, Basingstoke and Woking.

### Agent's Comment

"This well presented family home is set in a really convenient position, close to the village centre, sought after local schooling and accessible to Winchfield Station."

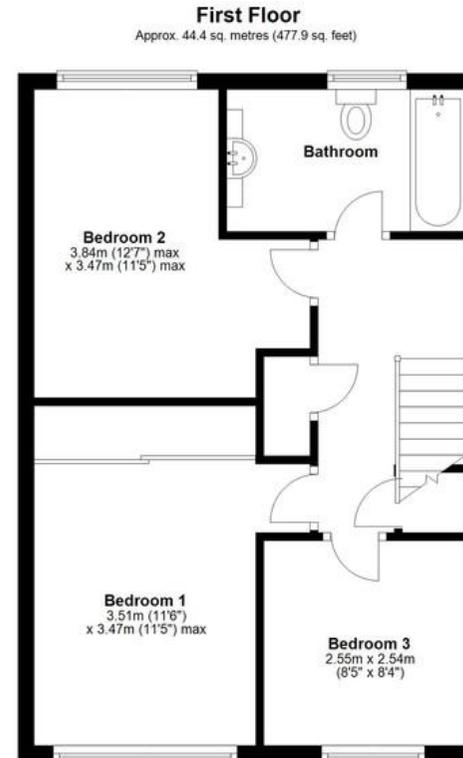
### Recent Trustpilot Review

"We were very impressed with the service we received from Mackenzie Smith, the staff were very friendly and always happy to assist. We have no hesitation in recommending them, they were a pleasure to deal with."

### Energy Efficiency Rating

Current: D | Potential: B





Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

Whilst every effort is made to ensure the accuracy of this floor plan, measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability can be given. Copyright 2020 Quick EPC Plan produced using PlanUp.

