





Key Features:

- Ewshot design, built by David Wilson
- One of the largest properties on a modern, well-connected village development
- Owned by the vendor since new
- Sizeable kitchen/breakfast room
- Front-to-back living room with French doors
- Separate family room and study
- Five double bedrooms
- Two en suites, a family bathroom and cloakroom
- Double garage and driveway parking
- Generous wraparound garden

The Property

Built by David Wilson circa 2004/5, this sizeable detached, executive property is one of the largest on Holt Park. Offering the Ewshot design, the property offers versatile, spacious family living, with well presented accommodation. On arrival, a central entrance hall leads into the home, notably finished with quality Karndean flooring, flowing through into a substantial kitchen/breakfast room, spanning circa 20ft. An ideal family hub, the kitchen/breakfast room presents ample space for a variety of furnishings, along with quality fitted units and integrated appliances. Convenience is provided with a separate utility room. A front-to-back living room presents great space for social gatherings, including French doors onto the garden patio, whilst a family room presents additional, flexible reception space. Ideal for professionals, a study benefits from fitted shutters. A cloakroom further serves the ground floor. Upstairs, five well presented double bedrooms offer great space and adaptability for a growing family. A generous master and second bedroom both benefit from built-in double wardrobes and en suites, with the master's featuring both a shower and bath. The remaining bedrooms are served by a family bathroom comprising a white suite.



The Grounds

Positioned within a secure gated setting, this property benefits from a double garage with driveway parking. To the rear of the home, a generous wraparound garden presents a contemporary patio area, ideal for al fresco dining and seating, along with an expanse of lawn.

Location

Set along the outskirts of Hook, Holt Park is a modern residential development, neighbouring Bassett's Mead Country Park and Bartley Heath Nature Reserve. Well positioned in a convenient setting just minutes from the M3 and Bartley Wood business park, with village amenities including a Tesco supermarket, The Crooked Billet pub and a station that serves regular links to London Waterloo and Basingstoke.

Agent's Comment

"This is an exceptionally presented five bedroom detached home, benefitting from one of the largest gardens in Holt Park."

Recent Trustpilot Review

"When buying a house you don't get the choice of the estate agent, but I'm glad to say dealing with Kieran has been a pleasure. All questions have been answered quickly and truthfully. A very refreshing approach to estate agency."

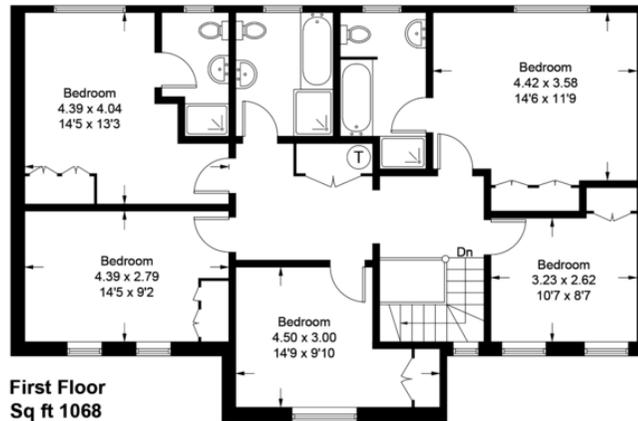
Energy Efficiency Rating

To be confirmed.

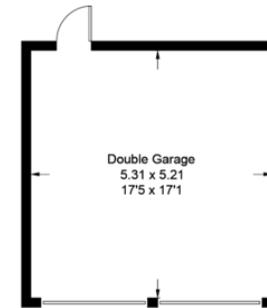


Creswell

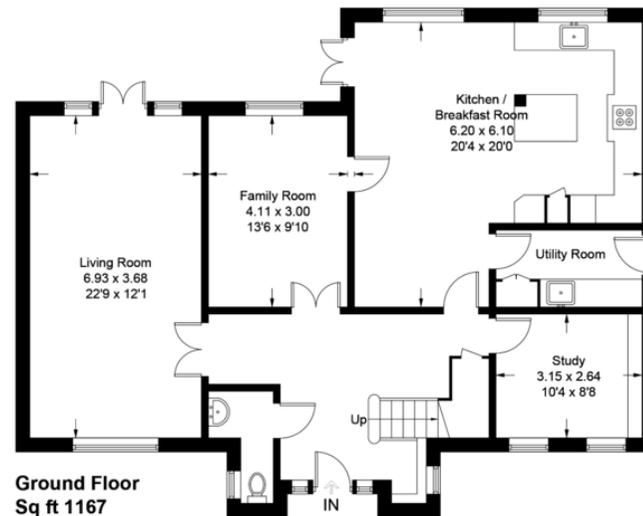
Approximate Gross Internal Area Total = 207.6 sq m / 2235 sq ft
Garage = 27.6 sq m / 297 sq ft
Total = 235.2 sq m / 2532 sq ft



First Floor
Sq ft 1068



(Not Shown In Actual Location / Orientation)



Ground Floor
Sq ft 1167

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID759893)

