



VIDEO TOUR



A lovely 4 bedroom property that has been updated and maintained to a high standard, walking distance to the train station with direct access to London, and 5 minutes to Hartley Whitney.

49 Beauclerk Green, Winchfield RG27 8BF

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07788 870336

Welcome to 49 Beauclerk Green, where an exquisite 4-bedroom detached home awaits you. This stunning property is beautifully presented and nestled at the end of a tranquil cul-de-sac development, offering a generous 1,760 sq.ft of living space.

Over the past 20 years, the current owners have lovingly updated and converted this residence into a true gem. Two spacious and inviting reception rooms welcome you upon entering, providing the perfect setting for relaxation and gatherings. At the heart of the home, you'll find a large modern kitchen, complete with a breakfast bar and dining area, ideal for entertaining and cherished family moments. Additionally, a versatile study room awaits, which can easily serve as a fifth bedroom, conveniently situated next to the downstairs cloakroom.

As you ascend to the upper level, you'll discover four generously proportioned bedrooms and a tastefully designed family bathroom. The master bedroom boasts an en-suite, large built-in wardrobes, and ample storage space. Moreover, the property offers potential to expand into the loft area (subject to planning permissions), in line with neighbouring properties.

Venturing outside, you'll be enchanted by the private and artfully landscaped split-level garden, accessible from both reception rooms. The delightful decking area seamlessly extends the living space, creating an inviting oasis to unwind and entertain. Towards the rear of the garden, a well-equipped work shed with electricity supply and a cozy snug area provide additional versatility. The front of the property offers convenient parking for two vehicles, with the possibility of creating further parking and storage space on the side of the house.



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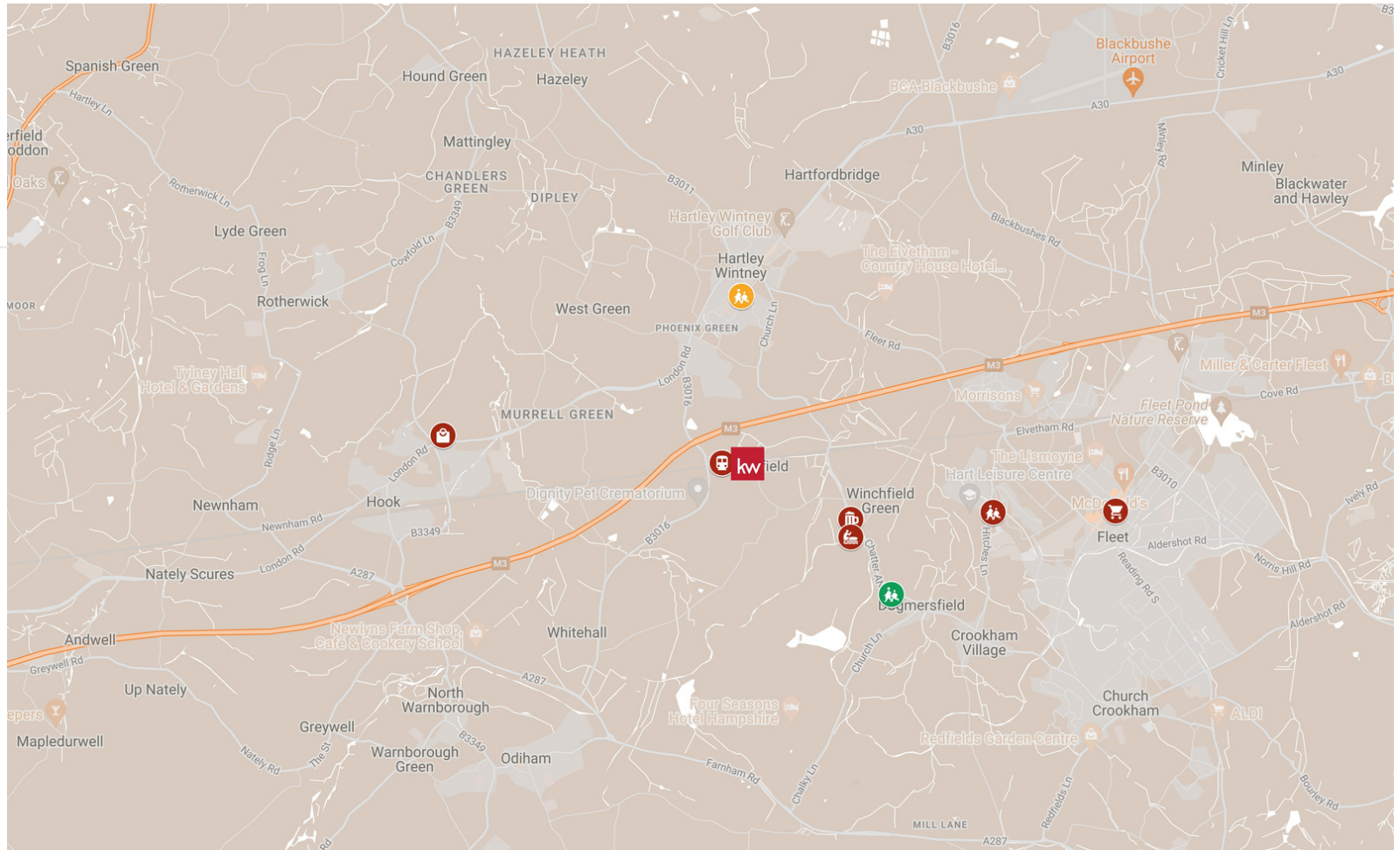


Property Location

kw 49 Beauclerk Green

Points of Interest

-  Winchfield Station
-  The Barley Mow Pub
-  Barley Mow Slipway
-  Dogmersfield Primary School
-  Greenfields Junior School
-  Calthorpe Park School
-  Sainsbury's
-  Waitrose & Partners Fleet



Location-wise, Beauclerk Green offers an idyllic blend of countryside living and accessibility to amenities and schools. Situated a mere 300 meters from the property, Winchfield station allows you to reach London Waterloo in under an hour, making commuting a breeze.

Furthermore, the picturesque and historic village of Hartley Witney lies less than 2 miles away, while Hook and Fleet are just a 10-minute drive, providing larger shops and supermarkets for your convenience. For those who enjoy water activities, the popular Barley Mow Pub and access to the Basingstoke canal slipway are just a stone's throw away.

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Ground Floor

Floor area 94.5 sq.m. (1,017 sq.ft.) approx



First Floor

Floor area 69.4 sq.m. (748 sq.ft.) approx

Energy performance certificate (EPC)

49 Beauclerk Green
Winchfield
HOOK
RG27 8BF

Energy rating

C

Valid until: 20 June 2033

Certificate number: 9217-2126-6060-0831-4296

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Total floor area 163.9 sq.m. (1,764 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



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