





Key Features:

- Spacious, well-presented and high specification
- Sizeable open plan kitchen/breakfast room with bi-folding doors
- Welcoming lounge with a modern fireplace
- Includes a family and a utility room
- Reception with a large roof window
- A large office with patio doors and views over the garden
- Four piece family bathroom with a roll top, free standing bath
- Master bedroom with an en suite and a double width shower
- Spacious second and third front aspect bedrooms
- Grounds feature generous lawn, a stream, pond and garage



THE PROPERTY

This spacious and well-presented bungalow has copious features, such as inset spot lighting, a high specification kitchen/breakfast room with granite work surfaces, which is open plan to the dining room, that in turn features a large set of bi-folding doors opening out to the patio, making this ideal for entertaining. There is a spacious, welcoming lounge with a modern fireplace and French doors to a patio. There is also a reception, utility room and a family room as well as an office with patio doors. The master bedroom benefits from an en suite, whilst the family bathroom features a roll top bath.

THE GROUNDS

There is a large shingle driveway with parking for numerous cars, which leads to the side and the garage. The stream flowing through the garden, supplying a large pond, is the highlight of the grounds, with a small wooden bridge. There is a large lawn area to the rear, with a paved patio area. There is fencing around the property, along with mature trees and shrubs.

LOCATION

The well-preserved village is swathed with countryside and is famed for its village hall, two country pubs and a grand manor house hotel, Tylney Hall. There is a local golf course, reputable Whitewater Primary School and numerous community events. It is in walking distance of Hook, which provides amenities and a mainline station with services to London. The A30 and M3 provide excellent commuter links.

VENDOR'S COMMENT

"A home offering relative tranquillity and beauty amongst nature, with sunshine all round in a lovely country village."

AGENT'S COMMENT

"This property is located within a beautiful plot and offers a modern and contemporary feel."

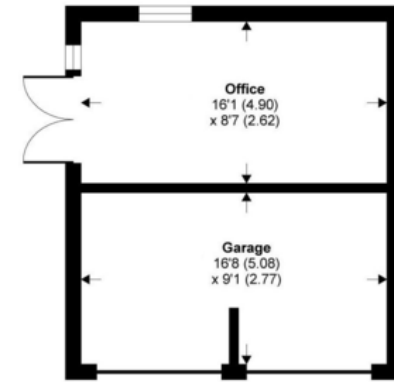
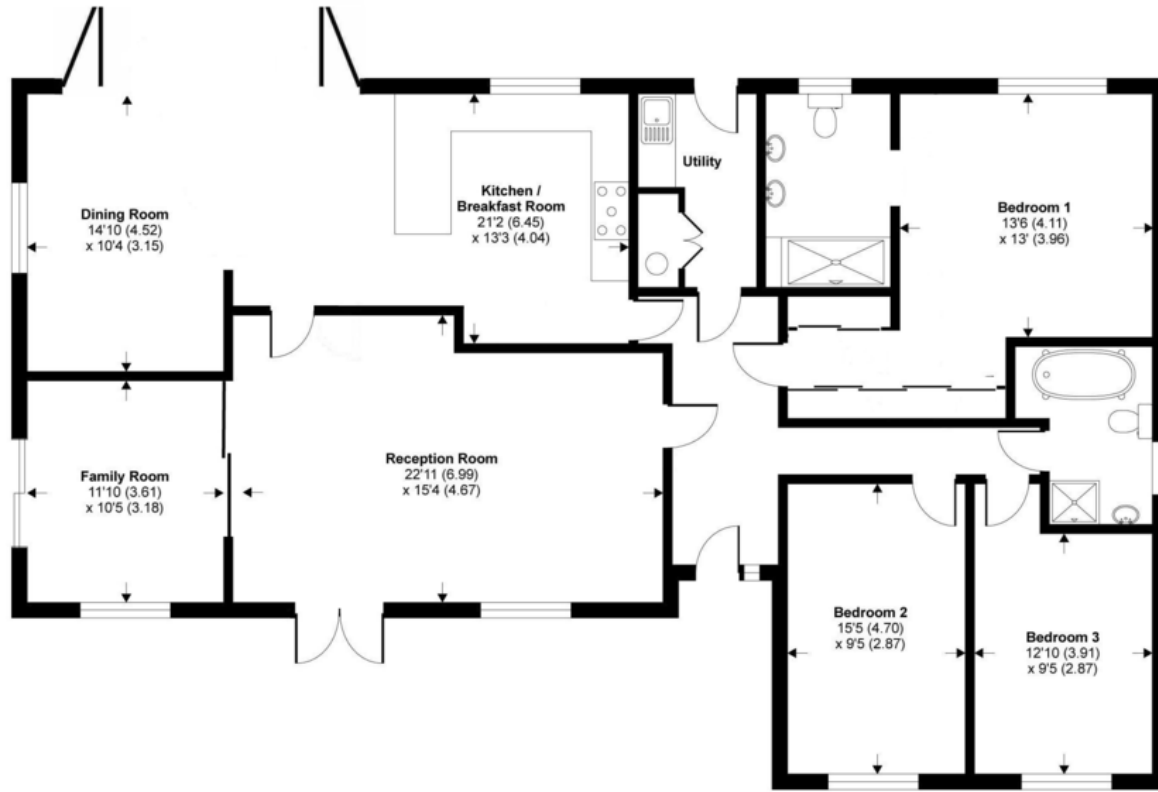
TRUST PILOT REVIEW

"After meeting Simon Dredge at a previous viewing and seeing his level of customer service, he helped me find the perfect house. He knew exactly what we wanted by just meeting us for the first time. I cannot recommend him highly enough and he made the whole process from finding a house to moving in as smooth as possible. I recommend him and his team and cannot thank them enough."

ENERGY EFFICIENCY RATING

To be confirmed.





GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2098 SQ FT 194.9 SQ METRES (INCLUDES DETACHED GARAGE)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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