





Key Features:

- Sizeable grounds of approximately half an acre
- Substantial four double bedroom residence
- Approximately 2,000 sq ft. of living space
- Remarkable potential with modernisation
- Opportunity to extend and reconfigure property (STPP)
- Historical rural village with open farmland and good road connections
- Three reception rooms including a living room in excess of 21ft
- Front-to-back master bedroom with en suite
- Gated, sweeping drive, double garage and car port
- Mainly lawned, mature gardens with tree, hedgrows and shrub borders

The Property

This detached residence presents substantial family living space to both floors, totalling approximately 2,000 sq ft. The property offers the opportunity to create remarkable, executive accommodation, with great potential for personalisation, modernisation and extension (STPP). A sizeable living room extends in excess of 21ft, offering notable space for entertaining with enhancement. Two further reception rooms include a front aspect dining room and a separate study, whilst the home also offers a spacious conservatory, spanning in excess of 21ft. The kitchen benefits from a utility room and neighbours the dining room, presenting potential to create a large open plan kitchen/dining/family room (STPP). A central reception hall guides through to the majority of rooms, offering a cloakroom and stairs to the first floor. Upstairs, four double bedrooms feature a sizeable front-to-back master suite, with a rear aspect en suite. The remaining bedrooms are served by a family bathroom.



The Grounds

Set amidst a sizeable plot circa half an acre, this property features mature gardens to both the front and rear, offering potential to add outbuildings (STPP). A gated and lengthy, sweeping driveway approaches the home, with parking for numerous cars including a double garage and a car port. Mainly laid to lawn, the gardens present pleasant views, bordered with a variety of trees, hedgerow and shrubs. There is a good degree of privacy to the rear, creating a sense of seduction. Remarkable scope is presented to create contemporary outdoor entertaining areas, within the rear garden, with patio areas, pergolas and additional seating areas currently benefitting the outdoor space.

Location

This property offers a prestigious location within a rural village, set along a tree-lined road with good commuter links. Winchfield offers history, listed buildings and open farmland, whilst nestled between Hartley Wintney and Hook. There is a 17th Century Inn, a village hall hosting community events and clubs, and a 12th Century Church that holds seasonal community festivals. Set off the M3, the quaint location provides excellent road connections, while the station serves regular rail links to London Waterloo and Fleet. Nearby villages offer reputable schools.

Agent's Comment

"A rare opportunity to purchase this individual, detached family home, offering tremendous scope to re-model and extend, subject to the necessary consents, standing in an elevated plot of approximately half an acre."

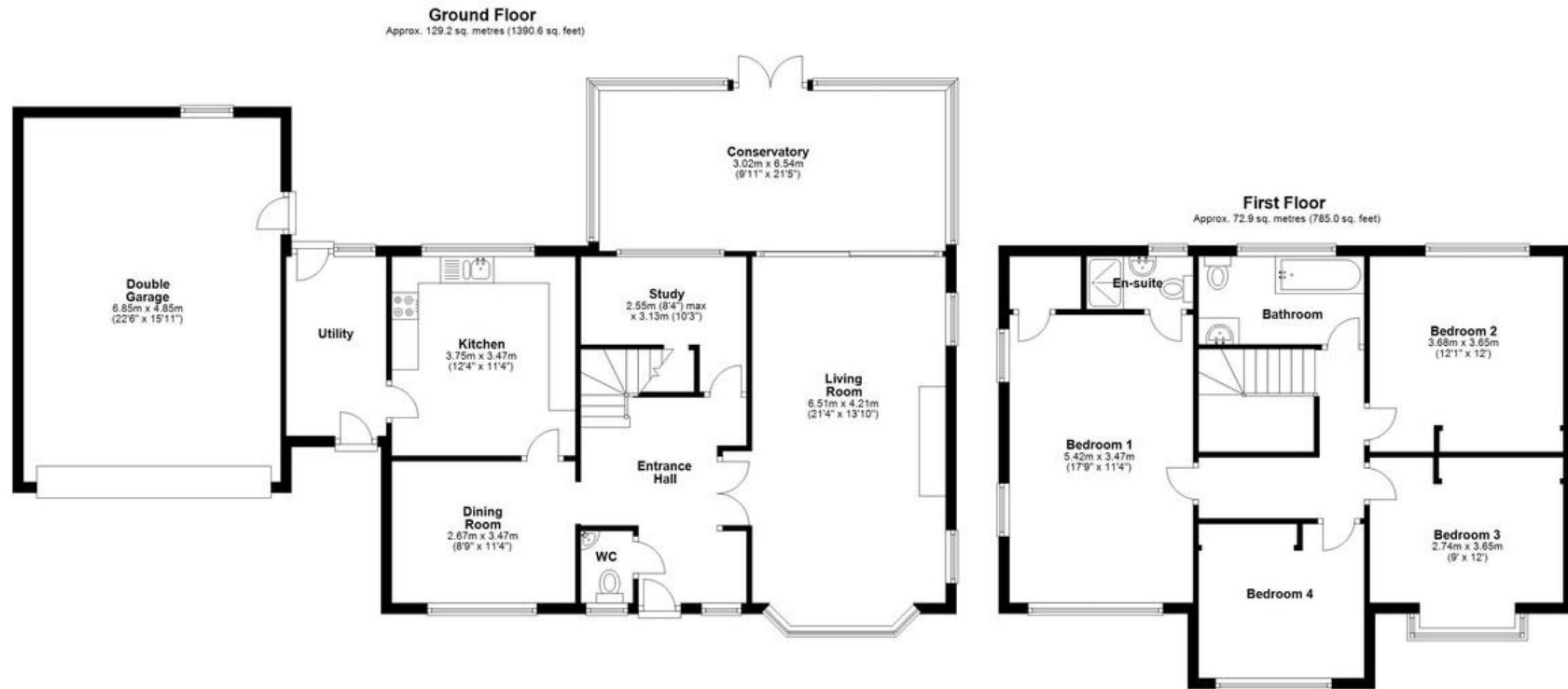
Recent Trustpilot Review

"Mark was absolutely excellent at getting our house purchase completed. He is a very approachable and conscientious person, who really did go above and beyond!"

Energy Efficiency Rating

Current: B | Potential: B





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.