



Rose Cottage, Hook Road, Greywell

McCarthy
Holden

Guide Price £675,000



Rose Cottage Hook Road

Greywell,

Situated within the sought-after village of Greywell, this updated and extended grade II listed three-bedroom cottage, offers spacious and flexible accommodation throughout with no onward chain. Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

Tax band is D, and the local council is Hart District.

- No Onward Chain
- Kitchen / Breakfast Room
- Countryside Views
- Driveway Parking
- Grade II Listed
- Extended





The Property

Situated within the sought-after village of Greywell, this grade II listed three-bedroom cottage has been updated and extended to create spacious and flexible accommodation throughout. Benefits to this property include driveway parking, a mature rear garden backing onto open fields, exposed beams, a kitchen/breakfast room and no onward chain.

Ground Floor

Accommodation comprises of reception hall with staircase leading to the first floor and a useful study area. The living room is found at the front of the property with a fireplace with inset stove. From the living room you lead back into the hall that gives you access into the kitchen/breakfast room which is a fantastic space and finished to a farmhouse-style kitchen/diner. The kitchen has been done to a high standard, with a quality range of units, work surfacing, integrated appliances and additional appliance space. The downstairs WC is found off the kitchen/breakfast room. The downstairs accommodation is finished off by a wonderful sunroom which offers a large, pitched roof lantern, whilst overlooking the mature rear garden. Access to the garden is found through the sunroom with French doors opening onto a large patio area.

First Floor

On the first floor the property offers three bedrooms, with the main bedroom benefiting from built in wardrobe space. The family bathroom comprises a traditionally styled, five-piece suite, including a separate corner shower.

Outside

Outside the beautiful landscaped rear garden, which is mainly laid to lawn has wonderful flower borders, mature trees, bushes and a mature well stocked flower bed. A pathway leads through the garden to the bottom with views over open countryside and outside the sunroom a large patio is found which is ideal for al fresco dining. To the front of the property there is mature hedging to the boundaries, gravel driveway parking and a small lawned area.

Location

Greywell is an unspoilt picturesque village, set amongst gently undulating countryside providing extensive country walks. Within the village is a church, public house and village hall.

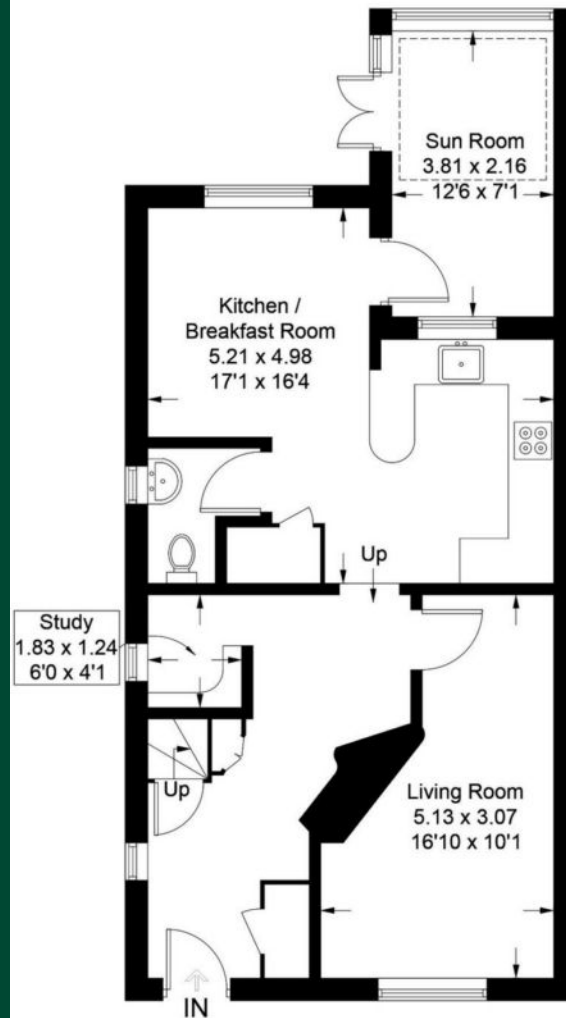
The nearby Georgian village of Odiham provides a broad range of facilities, as do the commercial centres of Basingstoke and Farnham which are nearby.



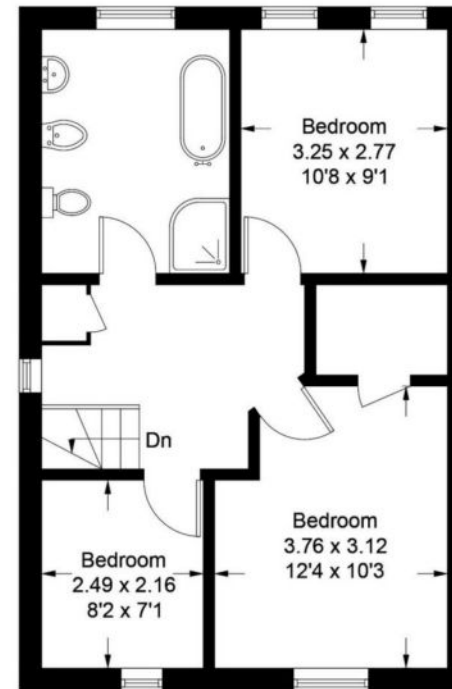


Rose Cottage

Approximate Gross Internal Area Total = 106.5 sq m / 1147 sq ft



Ground Floor
653 Sq ft



First Floor
494 Sq ft





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