



2 Alanbrooke Close, Hartley Wintney

Hook

McCarthy
Holden

Guide Price £1,575,000



2 Alanbrooke Close

Hartley Wintney, Hook

An absolutely superb four bedroom, four bathroom family home having been extended and modernised to high standards by the current owner in a highly desirable cul-de-sac location close to the centre of Hartley Wintney village.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E



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The Property

An absolutely superb four bedroom, four bathroom family home having been extended and modernised to high standards by the current owner in a highly desirable cul-de-sac location close to the centre of Hartley Wintney village.

Ground Floor

From the front door there is a bright and spacious entrance hall with plenty of integrated storage.

To the left is the living room which offers a dual aspect and log burning stove in the fireplace.

To the right is a WC and then a TV/media room which benefits from a triple aspect.

The main living space is to the rear of the property and is a simply stunning open plan family/dining/ kitchen area with views out over the garden and patio terrace beyond.

To the left as you enter is a family room space with bespoke fitted storage and media unit.

The kitchen area is to the right and has a large kitchen island with adjoining breakfast bar and integrated venting induction hob. There is plentiful storage by way of numerous shaker style cabinets and a full range of integrated appliances." "In the dining area there are two sets of folding doors leading out to the covered patio terrace and garden, there is also a fitted bar with integrated drinks fridges and sink.

Off the kitchen area there is a walk through pantry room which in turn leads to a separate utility/boot room.

First Floor

On the first floor there are four generous double bedrooms, all with modern en-suite bathrooms.

The main bedroom suite is the most generous with both front and rear aspects, walk in wardrobe/ dressing room and luxury en-suite bathroom with walk in shower, free-standing bath and dual vanity sink.

Outside

The property is on a plot of around 0.3 of an acre including a vast gravel driveway frontage with parking for multiple vehicles. There is also a large

detached double garage with adjoining home office to the rear.

The rear garden offers a covered area of paved terrace immediately off the main open











McCarthy Holden Hartley Wintney

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