



## CHESTNUT COTTAGE, SHELDONS LANE, HOOK

Hampshire RG27 9LH







# A LIGHT-FILLED CONTEMPORARY HOME WITH DETACHED ANNEXE

This impressive and stylish newly built home offers an exceptional blend of light, space and modern design with well proportioned rooms. From the moment you step in to the welcoming entrance hall, with its views through the house out to the garden, the meticulous attention to detail and high-quality finish are immediately evident.



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EPC

B

Local Authority: Hart

Council Tax band: E

Tenure: Freehold

Services: Mains water, electricity and drainage. Air source heat pump.

Other features - Loxone lighting, speakers in the ceiling (sitting room & kitchen), water softener, ventilation system throughout, underfloor heating downstairs



## THOUGHTFULLY DESIGNED MODERN HOME

The fabulous contemporary kitchen has been thoughtfully designed, featuring built-in Neff appliances, a wine fridge, and a filtered and boiling water tap. A dining / sitting area at one end enjoys double-aspect sliding doors that open onto the garden, flooding the room with light. The sitting room is equally inviting, with double-aspect windows, and sliding doors that frame garden views and bathe the space with natural light. Also on the ground floor is a useful study, a versatile snug or fourth bedroom, a stylish bathroom, a utility room, and an impressive entrance hall with a bespoke suspended Swedish staircase and overhead electric Velux window. Upstairs, the main bedroom features sliding doors overlooking the garden, a walk-in wardrobe, and an en-suite bathroom. Two further double bedrooms are served by a family bathroom.

Outside, a detached one-bedroom annexe is finished to the same high standard as the main house, offering an open-plan kitchen, dining and sitting area, a WC, and a spacious upstairs bedroom with bathroom—ideal for guests, multi-generational living, or rental. Two occasional rooms, converted from the original garage, offer flexible use as a gym, hobby room, or home office.

The home is approached via a driveway with ample parking and a double garage. Mature hedges offer privacy around the wide lawn and sunny rear terrace.













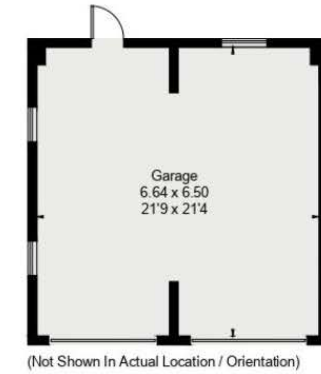
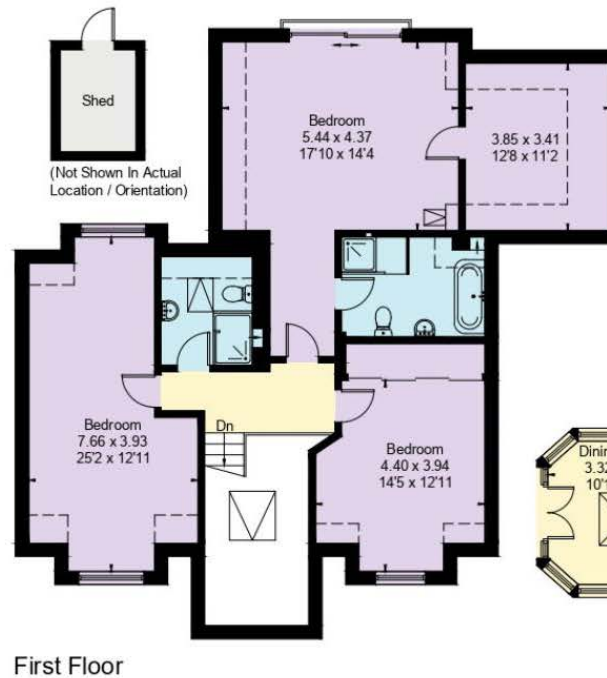
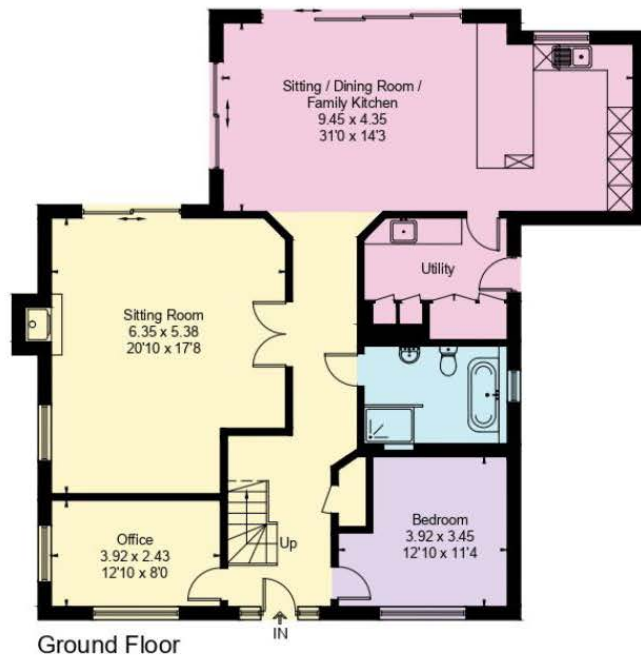
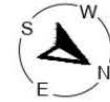
# Approximate Floor Area

Chestnut Cottage = 242.8 sq m / 2613 sq ft (Excluding Void)

Annexe = 85.9 sq m / 925 sq ft

Garage = 43.2 sq m / 465 sq ft

Total = 371.9 sq m / 4003 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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