



HINDERCLAY ROAD, WATTISFIELD, IP22 1NF

£425,000
FREEHOLD

Beautifully presented and enjoying uninterrupted views over open farmland, this spacious chain-free detached home offers versatile accommodation ideal for modern family living, beginning with a welcoming entrance hall that leads to three reception rooms, including a cosy sitting room with a log burner, a formal dining room and a study that, with the benefit of an adjoining shower room, could easily serve as a ground floor bedroom. The good-size kitchen/breakfast room provides the perfect space for everyday dining and is complemented by a separate utility room and an integral garage. Upstairs, the master bedroom enjoys wonderful countryside views and is enhanced by a useful dressing room, alongside two further double bedrooms and a well-appointed family bathroom. Outside, the wrap-around gardens offer a mix of lawned areas, patio spaces and a charming summer house, creating an ideal setting for relaxation and entertaining, while the front of the property provides ample off-road parking. This superb home is not to be missed.

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FIELD VIEW

• Beautiful Substantial Home With No Onward Chain • Two Spacious Reception Rooms • Kitchen/Breakfast Room & Utility • Oil Fired Central Heating • Integral Garage & Ample Parking • Three Doubles Bedrooms & Dressing Room • Ground Floor Study/Bedroom Four • Stylish Family Bathroom & Shower Room • Good Size Gardens With Field Views • Step Inside Today With Our 360 Virtual Tour!



Entrance Hall

Welcoming entrance hall with stairs to the first floor. Under stairs cupboard and radiator.

Sitting Room

A large room with an inset woodburner and feature surround. Window to front enjoying plenty of natural light. Patio doors opening to the rear garden. Doors opening to the dining room. Two radiators.

Dining Room

Spacious room with views of the rear garden. Radiator.

Kitchen/Breakfast Room

Stylish kitchen with a range of wall and base cupboard and drawer units with ample work tops over. Inset sink and drainer. Space for a Rangemaster with extractor hood over and further appliances. Opening to a family breakfast seating area with French doors to rear garden. Window to rear and radiator.

Utility

Wall and base cupboard units with work tops over. Inset sink and drainer with water softener. Space for appliances and door to the integral garage. Window to front and radiator.

Study/Bedroom 4

Window to front and radiator.

Shower Room

Modern suite with WC and wash basin. Fully tiled shower cubicle. Window to front and radiator.

Landing

Loft access and Velux to front.

Bedroom 1

Beautiful double room with bespoke built in wardrobes. Window to front and Velux to rear. Eaves storage and radiator.

Dressing Room

Airing cupboard and Velux to rear.

Bedroom 2

Double room with window to front and radiator.

Bedroom 3

Double room with eaves storage. Velux to rear and radiator.

Bathroom

Stylish suite with WC and vanity inset wash basin. Bath surrounded by feature tiles and separate shower cubicle. Velux to front and heated towel rail.

Outside

Front Garden

Approach the property through a five-bar gate that opens onto a generous front gravel driveway, providing ample parking space. The driveway leads to the garage and offers side gate access to the rear garden. The property is enclosed by mature hedges and shrubs.

Rear Garden

The south-facing rear garden is fully enclosed and predominantly laid to a well-maintained lawn. It is surrounded by established hedges, shrubs and trees, providing seasonal interest and privacy. A charming patio seating area is complemented by a timber summer house measuring 10'8" x 8'11", offering a perfect space for entertaining and enjoying scenic field views.

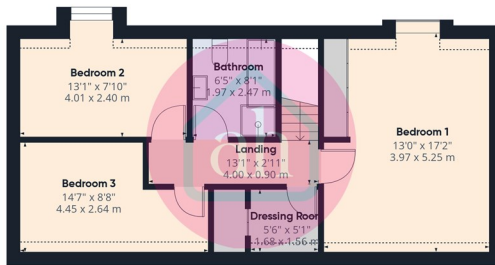
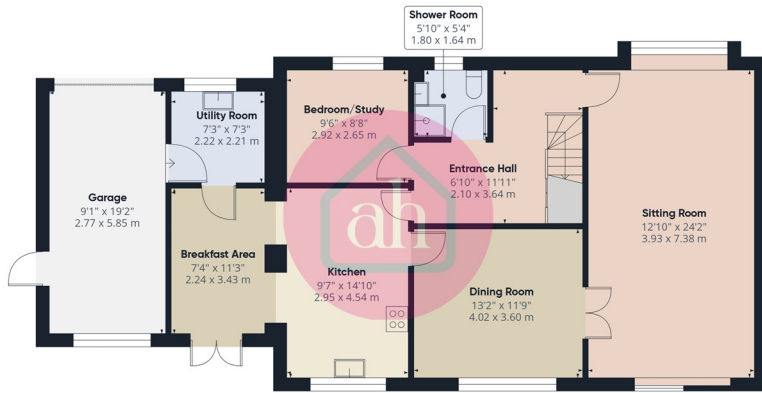
Garage

Up and over door with window to rear. Pedestrian door to the utility room and door to side access. Power connected



HINDERCLAY ROAD,





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Approximate total area⁽¹⁾

1761 ft²
163.5 m²

Reduced headroom

40 ft²
3.8 m²

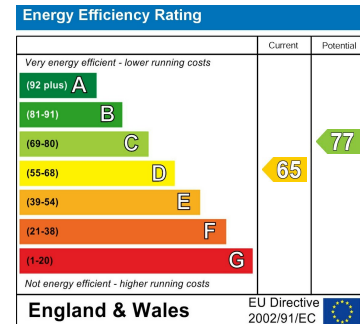
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



EPC Rating: D Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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