



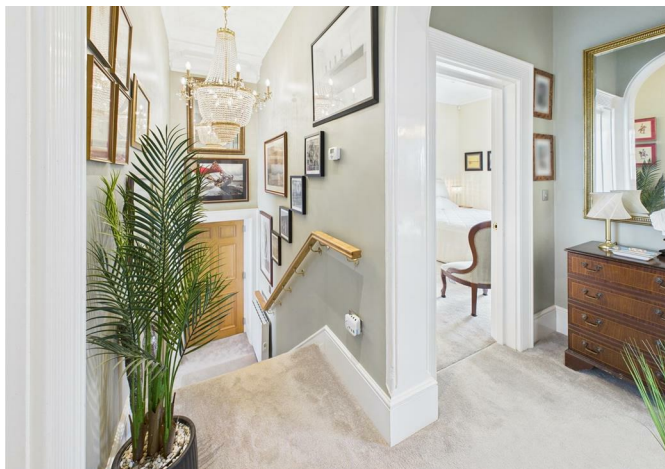
Chimneypots

ESTATE AGENTS

YOUR HOME · OUR PASSION

Little Abshot Road, Hook Village  
Asking Price £450,000





- Grade II Listed building with character and charm dating back to the Georgian Era
- Impressive sitting room features a picture bay window to appreciate the far reaching views
- Well appointed kitchen with quartz worktops and integrated Neff oven, microwave oven, fridge/freezer, dishwasher and washing machine
- The principal bedroom offers a stunning log burner, fitted wardrobes and drawers and luxury ensuite complete with an elevated bath. Whilst the second bedroom includes fitted wardrobes and an ensuite shower room
  - With a study for those that need a retreat
- Owners here have free membership to the Country Club, with extensive facilities and fully licensed bar
  - Landscaped, private communal grounds to sit and relax during the summer months
- With countryside all around you could forget that Locks Heath Centre and Titchfield village are both just 5 minutes away in the car



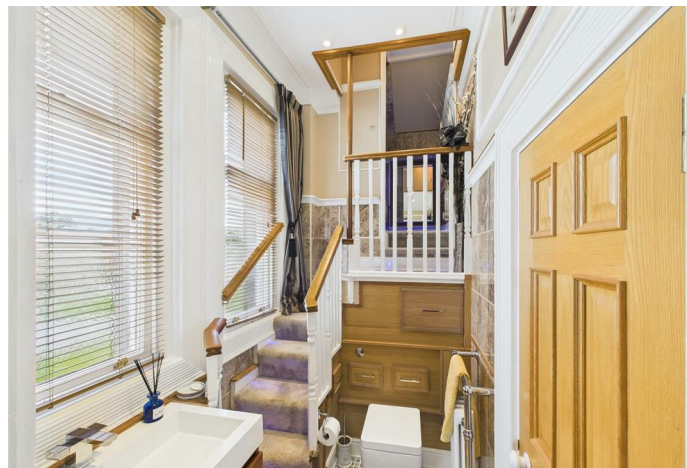
Step into luxury living with this outstanding Grade II listed Georgian Manor House. This meticulously maintained property has been sympathetically converted into a range of exclusive apartments, offering a unique blend of history and modern convenience.

Situated in a rural location with far-reaching views, this spacious apartment boasts grandeur from the moment you arrive, with ceilings stretching up to 11ft tall and an elegant sweeping staircase leading to the first floor. Internally the impressive lounge/dining room features a picture bay window, providing spectacular views over the fields and countryside to the rear of the building.

Spanning over 1000sq ft, this property offers ample space, with a well-equipped kitchen benefitting integrated Neff appliances and quartz worktops. The principal bedroom offers a stunning log burner and fitted wardrobes and drawers, and a luxury ensuite complete with an elevated bath whilst the second bedroom includes fitted wardrobes and an ensuite shower room,

Outside, residents can enjoy well-manicured private gardens, a dedicated BBQ area under the shade of a large oak tree, and ownership of an allocated parking space and a carport. The maintenance fees grant access to the Country Club and with extensive facilities, including tennis courts, swimming pool, gym and bar.

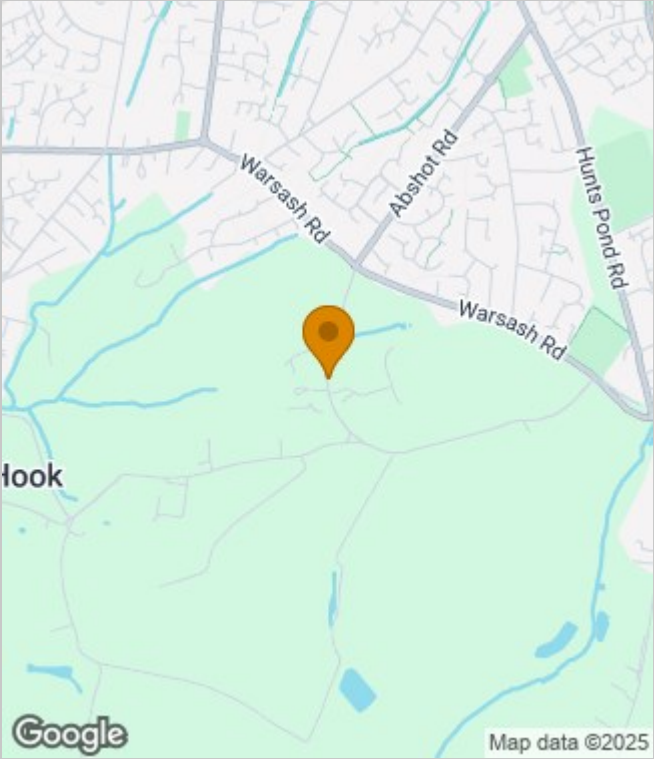
Council Tax Band: D



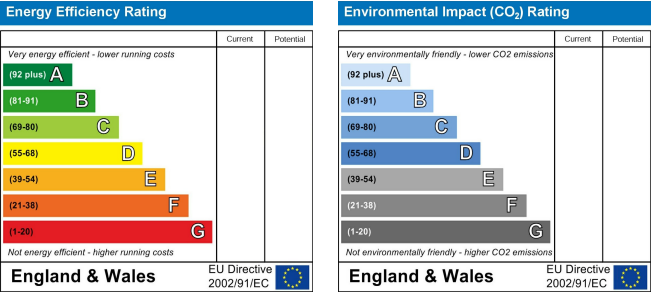
Floor Plans



Area Map



Energy Performance Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.