





Key Features:

- Remarkable, sizeable detached bungalow
- Substantial plot circa 0.37 of an acre
- Well preserved village location with excellent commuter links
- Versatile, adaptable, spacious and well presented
- Extensive southerly aspect rear and side gardens ideal for outdoor entertaining
- Large lounge and family room opening outside
- Generous modern kitchen/breakfast room with an island and separate utility
- Separate dining room and flexible study/fifth bedroom
- Four great sized double bedrooms with two en suites
- Attached double garage with ample driveway

The Property

This sizeable, detached bungalow offers remarkable family living, ideal for entertaining, with a variety of well presented, generous reception rooms. A substantial lounge offers a welcoming space in excess of 18 x 16ft, great for social gatherings; featuring sliding patio doors to the garden as well as a notable brick-built fireplace with an open fire. Double doors open into a light and airy, bay fronted dining room linking to the generous, contemporary kitchen/breakfast room. Spanning in excess of 21ft, the kitchen/breakfast room provides an ideal hub, with modern, Häcker kitchen units, Silestone, anti-bacterial work surfaces, an island with a breakfast bar and additional dining space. Integrated Neff kitchen appliances include a five-ring induction hob, two electric ovens with a warming drawer and a dishwasher, there is an integrated Bosch fridge/freezer and an Elica extractor, whilst a water softener is also installed under the sinks. Convenience is provided with a separate utility room offering ample further appliance space and an external door. Even more sociable family space is presented with generous family room, featuring French patio doors to the garden, whilst offering practicality with three sets of fitted double cupboards.



Further reception space offers a good sized front study, with flexibility of use as a fifth bedroom. Four great sized double bedrooms present great flexibility and adaptability for a growing family, featuring a spacious master bedroom including a built-in double wardrobe, a three piece en suite bath and patio doors to the rear garden. The fourth bedroom offers a wet room style en suite, with the remaining bedrooms served by a family bathroom comprising a four piece suite with a separate shower. A separate cloakroom is of further benefit to the home, accessed via the entrance hall.

The Grounds

This property is set amidst a substantial plot, circa 0.37 acres in size, offering a good degree of privacy and sedusion. Alongside an expanse of lawn, a shingle drive approaches the property, providing parking for numerous cars and access to the attached double garage. The rear and side gardens feature an extensive southerly aspect, ideal for outdoor entertaining. This garden is mainly laid to lawn with shrub and tree borders, presenting a large patio area with ample space for al fresco dining and a further patio area to the foot of the garden, hosting a cedarwood summer house with power and light. A pathway leads to the side garden, offering a courtyard style patio area, lawn, bordering mature hedgerow and trees, as well as a useful greenhouse with power and light. Double gates enable easy access from the front of the home to the garden.

Location

The well-preserved village is swathed with countryside and is famed for its village hall, two country pubs and a grand manor house hotel, Tylney Hall. There is a local golf course, reputable Whitewater Primary School and numerous community events. It is in walking distance of Hook, which provides amenities and a mainline station with services to London. The A30 and M3 provide excellent commuter links.

Agent's Note

The property includes double glazing, main's drainage and oil-fired central heating.

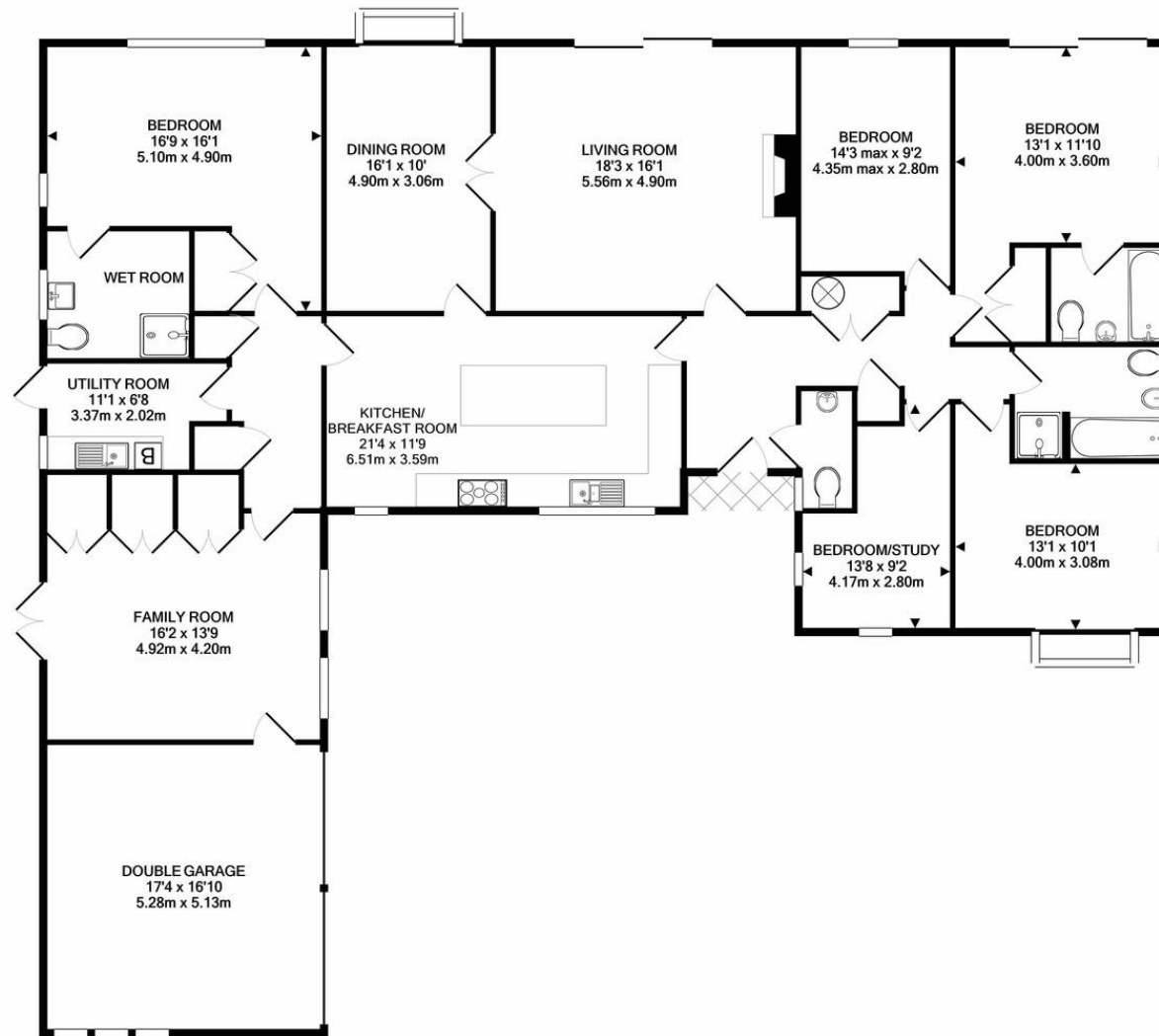
Agent's Comment

"This is an incredibly versatile property which benefits from superb plot."

Energy Efficiency Rating

Current: D | Potential: C





TOTAL APPROX. FLOOR AREA 2563 SQ.FT. (238.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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