

Vine Cottage, Greywell, RG29

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The Street, RG29

Offered to market with no onward chain, this delightful four bedroom semi-detached Grade II listed property with a large garden and far reaching countryside views, set in the heart of the village and within easy reach of key amenities nearby.

- Village Location with Countryside Views
- Four Bedrooms
- Generous garden
- No Onward Chain
- Kitchen/Breakfast Room
- Dining Hall
- Sitting room
- Bathroom
- Separate study / snug area



Located in the heart of the quiet Greywell village this charming house has picturesque views across fields to the front from two of the bedrooms, and a generous garden to the rear leading to more fields. Retaining plenty of charm and period features whilst offering space and modernity for today's world. The house is also very close to various amenities in the nearby larger village of Odiham as well as the Waterloo mainline station of Hook, M3 motorway, surrounded by State and Independent schools, as well as Tesco and Sainsbury's within a few minutes' drive. The house is light-filled as well as warm and cosy, offering flexible space downstairs as well as four bedrooms upstairs.

You enter the house into the feature dining hall complete with an impressive brick fireplace which is warm and inviting. From here you're lead through to a flexible open living space ideal as either a study, snug or play area which flows into the fabulous triple aspect kitchen dining room. Space for a table to keep the family close as well as dual oven, induction hob and access to the rear garden. There's also a separate utility / boot room and downstairs WC for practicality. Back off the dining hallway is the living room, filled with light from the south easterly facing window, but with cosy beams and an open fireplace ideal for relaxing afternoons and cosy evenings in. ►



- Upstairs the principle bedroom enjoys spectacular views over the fields to the front as well as built in wardrobes. All of the bedrooms upstairs enjoy beautiful views across countryside or garden, and three of them have built in wardrobes. All four of them are generously sized. There's also a modern family bathroom.

To the rear of the property steps lead up to a very generous enclosed garden with plenty of space for children's play equipment as well as various beds and mature trees. A pathway leads through the different aspects of the large garden to the far end where there is direct access to local countryside and walks.

Greywell is a small, picture-postcard rural village and civil parish in the Hart District of northeast Hampshire, England. Widely celebrated for its idyllic English charm, it is a past winner of both the "Best Kept Village in Hampshire" and "Best Small Village in Hampshire" awards. The village is nestled on the west bank of the River Whitewater, positioned roughly 6 miles east of Basingstoke and 1.5 miles west of the historic town of Odiham. It is a highly popular destination for walkers and cyclists due to its scenic countryside routes. The house sits in a great setting as a substantial portion of Greywell is designated as a Conservation Area to protect its rich collection of historic architecture, which includes over 30 Grade II and Grade II* listed structures. A short walk from the house is the 16th Century Public House The Fox and Goose which has recently been taken over by new owners bring an exciting new future to a historic building. In the opposite direction and also a short distance away is the private members' club of Barnsgrove which offers gym, clubhouse, and padel as well as a variety of events and activities.

The nearby village of Odiham offers a wide variety of amenities, including local shops, a Co-op supermarket with Post Office, doctor's surgery, pharmacy, optician, dentists and a selection of pubs and restaurants.

There are a good range of schools nearby including the highly regarded Robert Mays Secondary School in Odiham. Independent schools include Daneshill, St Neots, Yateley Manor, Alton Convent, St Nicholas and Lord Wandsworth College.

Odiham 2 miles, Hook 2 miles, Winchfield 5 miles, Basingstoke 7 miles, Alton 9 miles, Farnham 10 miles, M3 (Junction 5) 1 mile, London Waterloo via Basingstoke, Hook or Winchfield Stations from 44 minutes (times and distances approx).

Tenure: Freehold
Council Tax Band: E
Local Authority: Hart



LOCATION



Property location

ENERGY PERFORMANCE
CERTIFICATE (EPC)

Current: 60

Potential: 83



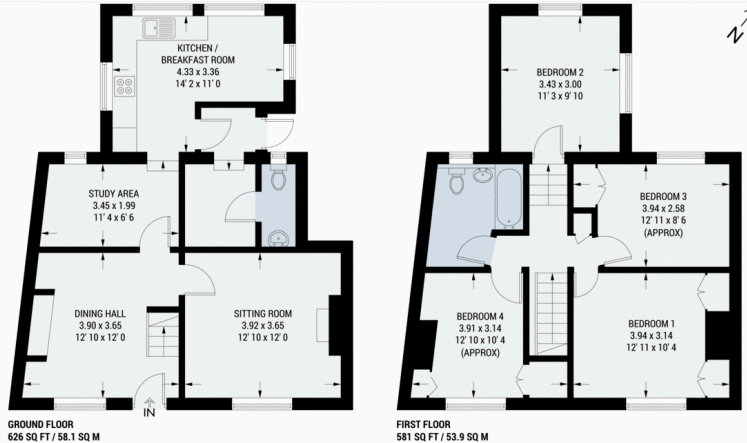
FLOOR PLAN

1207 sq ft (112 sq m)

Vine Cottage

Approximate Gross Internal Area = 1207 sq ft / 112 sq m

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