



Selbon

Residential sales & lettings

Hook Road, Greywell, Hook,
Hampshire, RG29 1BT
Offers over £750,000 Freehold



01252 979300
Selbonproperty.co.uk

- No Onward Chain
- Grade II Listed
- Refitted Kitchen
- Garage with Ample Parking
- Enclosed Garden with Countryside views
- Refurbished Throughout
- Two Reception Rooms
- Refitted Bathrooms
- Exposed Beams
- Second Garage Available on a Separate Negotiation

Selbon Estate Agents are delighted to offer to the market this Grade II listed four-bedroom cottage, which is situated within the sought-after village of Greywell. Benefits to this property include two reception rooms, a 15ft refitted kitchen, an enclosed rear garden with stunning countryside views, ample driveway parking with a single garage and no onward chain.

Accommodation comprises a spacious and airy dining room with a feature inglenook fireplace and access to the first floor. The living room is found next to the dining room and offers exposed beams and a bonus room which can be used as a playroom or study. The well-presented kitchen/breakfast room has been finished to a high standard and offers a range of appliances including a rangemaster cooker, dishwasher, fridge/freezer and plenty of additional appliance space. The utility room is next to the kitchen and offers a downstairs W.C, space for a washing machine and tumble dryer. Access to the rear garden is off the kitchen/utility room. The ground floor accommodation is finished with ample storage and a second set of stairs at the rear of the property giving you extra access to the first floor.

On the first floor the property offers four generous bedrooms and two refitted bathrooms with the main bathroom offers a separate bath and shower.

Outside the rear garden is mainly laid to lawn with well-established flowers, shrub beds, vegetable patch and mature trees throughout. Within the garden you have direct access to the surrounding countryside, as well as stunning views. At the rear of the property a spacious patio area can be found which is ideal for alfresco dining. Access to the garage and outbuilding can be found near the patio area and the front of the property offers a small lawned area with a mixtures of flower beds and extra parking.

Please note this property has been underpinned and also offers a second garage which is detached from the property, which is available on a separate negotiation.



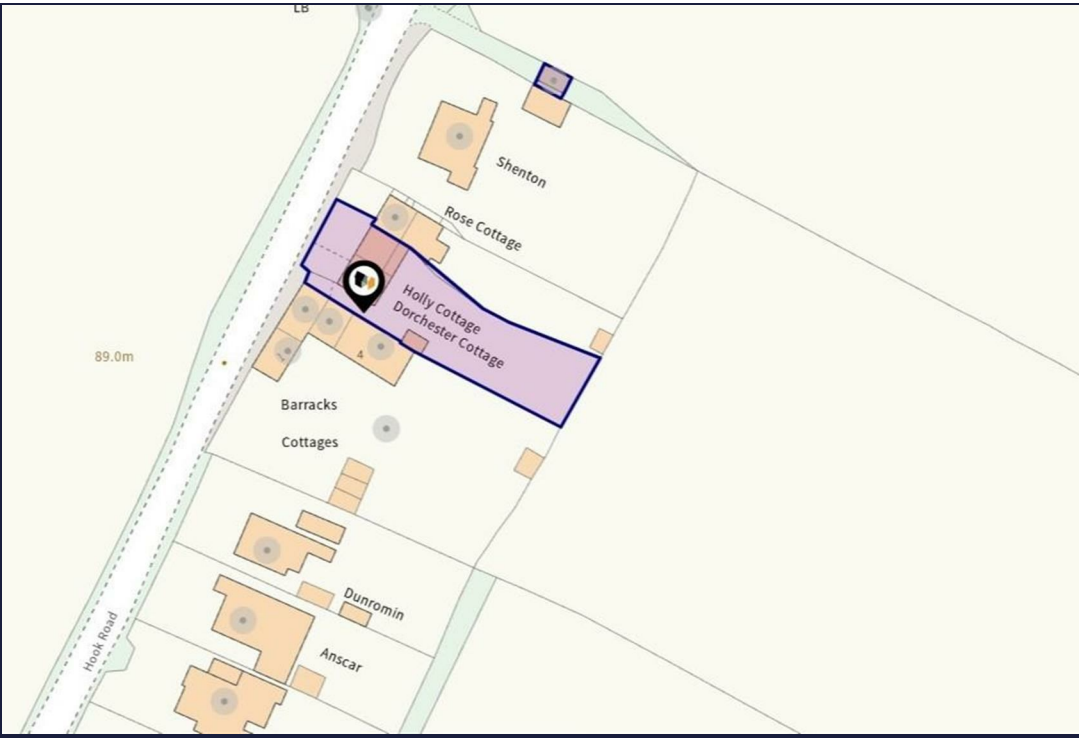












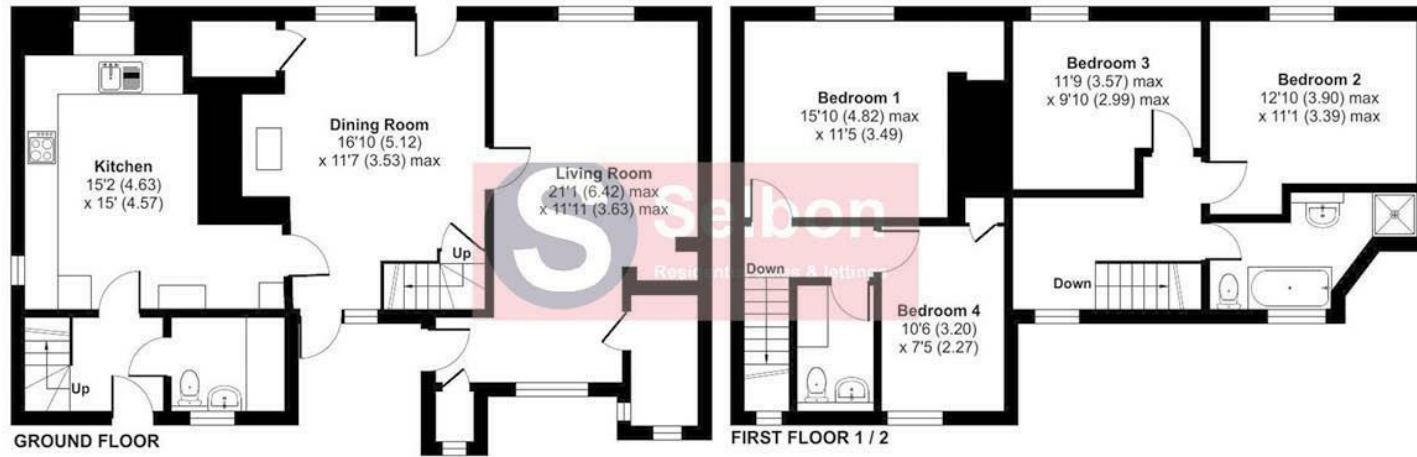
Floor Plans

Area Map

Dorchester Cottage, Hook Road, Greywell, Hook, RG29

Approximate Area = 1571 sq ft / 145.9 sq m

For identification only - Not to scale



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
England & Wales EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales EU Directive 2002/91/EC			

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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Council Tax Band: F

Selbon Property Services Ltd

Registered Office, 16 Levignen Close, Church Crookham, Fleet, Hampshire, GU52 0TW

Company Registration Number: 12108205 VAT Number: 370 7956 65

Tel: 01252 979300 **Email:** sales@selbonproperty.co.uk