



Powlingbroke Hook Hampshire RG27 9TH

Winkworth





## Powlingbroke

Hook Hampshire RG27 9TH

### Accommodation

- Entrance hall
- Cloakroom
- Living room
- Kitchen/diner
- Utility room
- Four large bedrooms
- En-suite shower room
- Bathroom
- Garage and long driveway
- Garden

### Description

This substantial detached home offers plenty of room for the growing family and is conveniently situated within the catchment area of the highly regarded Robert Mays Secondary School and within walking distance of Hook Railway station (with direct routes into London Waterloo) and the attractive Bassett's Mead Country Park. It also has easy access onto the M3 motorway.

It has a large garage and secure driveway parking for 3 cars behind double gates.



The house has a covered porch with a stable style front door leading into a central hallway.

Off to the left through glazed double doors is the triple aspect living room which is a decent sized sociable room with a fireplace as the focal point.

Across the hallway is the kitchen/diner which has plenty of space for a large dining table and a well equipped kitchen with lots of storage cupboards and an inset gas hob, built-in oven and grill and additional appliance space with plumbing for a dishwasher. Glazed French doors open out into the garden. There is also a refitted utility room that has further cupboard space and plumbing for a washing machine.

Completing the ground floor is the downstairs loo

and a deep downstairs storage cupboard.

Heading upstairs there are four good sized bedrooms (three of which have built-in wardrobes). The main bedroom has an en-suite shower room with a large shower cubicle. The family bathroom also has a shower cubicle in addition to a bath.

The landing has a very useful walk-in airing cupboard.

Externally, the house has a pretty rear garden that is enclosed with timber fencing and a high brick wall. A paved terrace provides space for outside dining and beyond this is a lawn with well stocked flower and shrub beds.

There is a side door into the longer than normal garage and this has electric power and light and a driveway in front, which is accessed through double wooden gates.



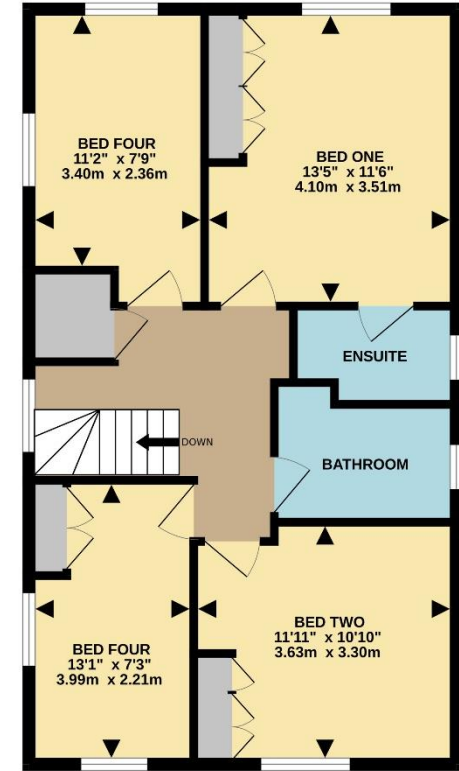
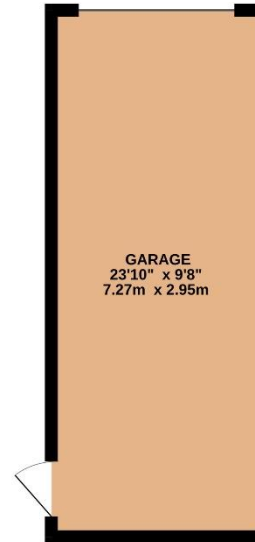
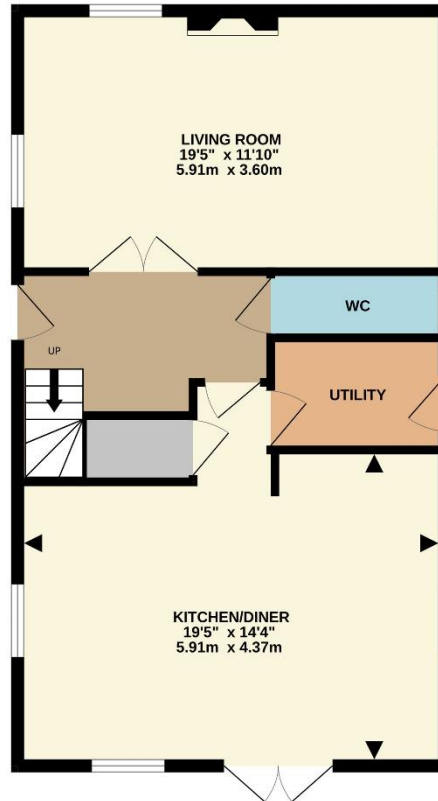
# Powlingbroke

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GROUND FLOOR  
889 sq.ft. (82.6 sq.m.) approx.

1ST FLOOR  
663 sq.ft. (61.6 sq.m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	75	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1551 sq.ft. (144.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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