



SMALLFIELD DRIVE | HOOK


**Platinum
Homes**
BY BRIDGES



The Property

Located less than a mile from Hook mainline train station, this superb detached family home is offered to the market for the first time in over thirty-five years. Having been extended by the owners, the total accommodation now spans over 2,000 square feet, offering plenty of space for a growing family to enjoy.

Perfectly suited for entertaining, there is a dual aspect 26' reception room, further reception room currently used as a cinema room, dining room, conservatory, and a cloakroom. The highlight is the extended kitchen/breakfast room boasting a vaulted ceiling to elevate the sense of space, integrated appliances, and access to the rear garden. To the first floor there are five bedrooms with an en suite shower room and a family bathroom.

As well as the station, the property offers easy access to Hook village centre with its numerous amenities, as well as local supermarkets and popular schools.

Outside

There is a mature and private rear garden that has been well looked after and offers plenty of space for al fresco dining.

A timber built barn is located to the side and a detached office is currently used as an art studio.

To the front is driveway parking for several vehicles and a double width garage.



Features

- Five Bedrooms
- Three Reception Rooms
- Two Bath/Shower Rooms
- Kitchen with Vaulted Ceiling
- Conservatory and Double Width Garage
- Close to the Mainline Station
- Cul-de-Sac Location
- EPC: TBC
- Council Tax Band: E

Contact

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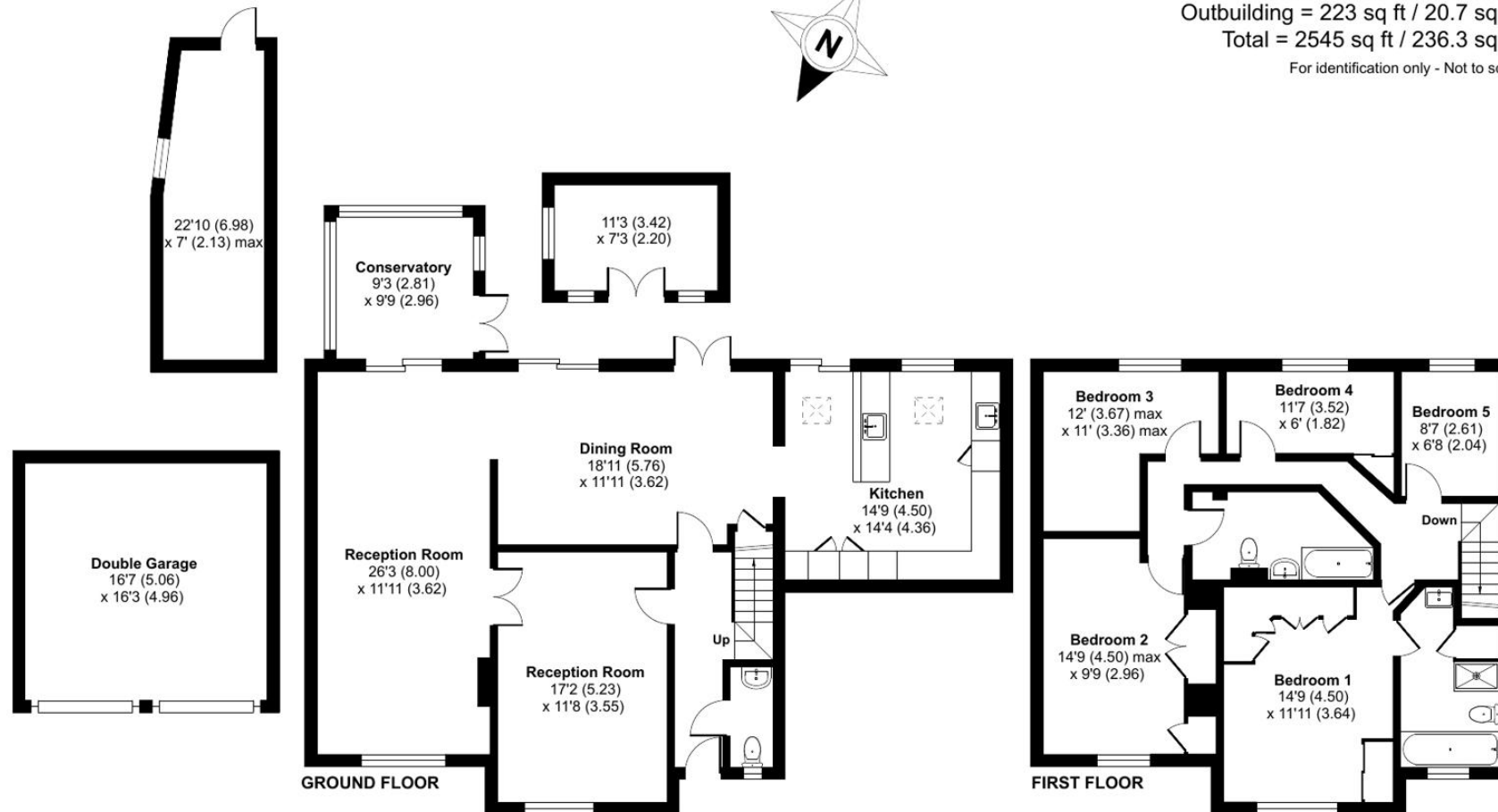
Approximate Area = 2052 sq ft / 190.6 sq m

Garage = 270 sq ft / 25 sq m

Outbuilding = 223 sq ft / 20.7 sq m

Total = 2545 sq ft / 236.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Bridges Estate Agents Ltd (Platinum Homes). REF: 1088477

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