



CROWN LANE | NEWNHAM


**Platinum
Homes**
BY BRIDGES



The Property

Platinum Homes by Bridges are delighted to bring to the market this unique property situated on a plot of approximately half an acre, with three timber cabins within the grounds as well as an annexe above the double garage. The timber cabins all offer a kitchen/living space, a bathroom, and a bedroom, as well as a deck or patio outdoor space available.

The house itself has five bedrooms over both floors, two en suites, as well as a family bathroom. The ground floor boasts a generous dual aspect living room with bi-folding doors leading out to a patio with wonderful views over the south facing garden. The kitchen has a range of appliances and is adjacent to the garden room currently used as a dining space, which also enjoys views of the garden. The fifth bedroom is located on the ground floor, and there is a downstairs shower room accessed from the entrance hall.

The property is accessed from Crown Lane and has a generous gravel driveway for multiple vehicles. There is additional parking to the front of the property along the wonderfully crafted dry stone wall.

More details regarding the income potential of the timber cabins are available upon enquiry.

Outside

The rear garden is south facing and has an ample expanse of lawn surrounded by mature plant and shrub beds, as well as two stone brick built follies.

The adjoining wooded area has been leased by the property owners for the past thirty years and is classified as a peppercorn rent of **£150** per annum.

The property is located minutes away from Newnham Village, a charming Hampshire village surrounded by rolling countryside. The more substantial village of Hook is home to wider range of amenities as well as a mainline train station which provides links to London Waterloo in around an hour.



Features

- Four Bedroom Detached House
- Three Bathrooms
- Three Timber Cabins
- South Facing Garden
- Income Potential
- Double Garage with an Annexe
- Rural Village Location
- EPC : D (61)
- Council Tax Band : E

Contact

Philip Gascoyne

pgascoyne@platinumbybridges.co.uk

01252 975501


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Crown Lane, Newnham, Hook, RG27

Approximate Area = 1712 sq ft / 159.1 sq m

Outbuilding(s) = 972 sq ft / 90.3 sq m

Annexe = 606 sq ft / 56.3 sq m

Garage = 262 sq ft / 24.3 sq m

Total = 3552 sq ft / 330 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.
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