



GARDEN CLOSE | HOOK


**Platinum
Homes**
BY BRIDGES



The Property

Offered with no onward chain complications and offering substantial scope to update/extend (STPP), this detached family home occupies an overall plot approaching a fifth of an acre and sits in a highly desirable cul-de-sac within the village.

Accommodation comprises three separate reception rooms, sunroom, cloakroom, utility room, and an open plan kitchen/breakfast room. To the first floor there are five double bedrooms with en suite facilities and a further family bathroom.

The location offers easy access to footpaths through the picturesque woods and on to open countryside, with walks to local pubs in Rotherwick and Newnham close by. Furthermore, the mainline station, village centre, and popular local schools are all within close proximity, as is junction five of the M3 motorway.



Outside

This property occupies a 0.18-acre plot, with the corner plot rear garden being mainly laid to lawn.

To the front is driveway parking for several vehicles leading to the integral double garage.



Features

- Five Double Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Two Bath/Shower Rooms
- 0.18 Acre Plot
- Integral Double Garage
- Cul-de-Sac Location
- EPC: E (54)
- Council Tax Band: G

Contact

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Garden Close, Hook, Hampshire, RG27

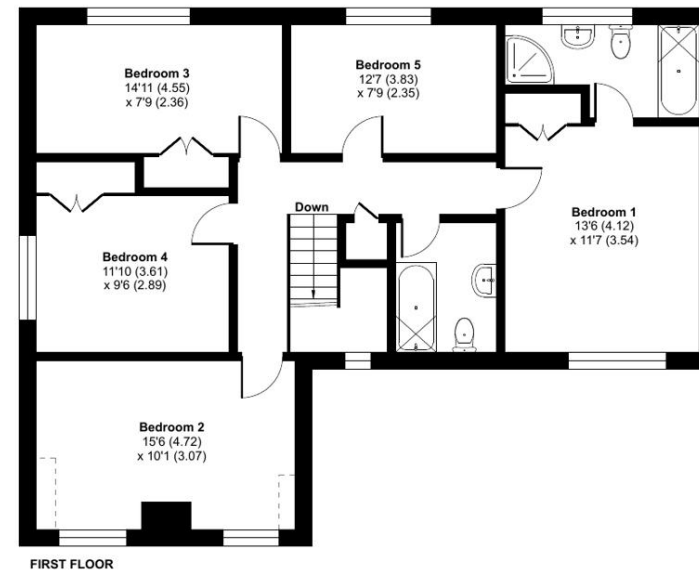
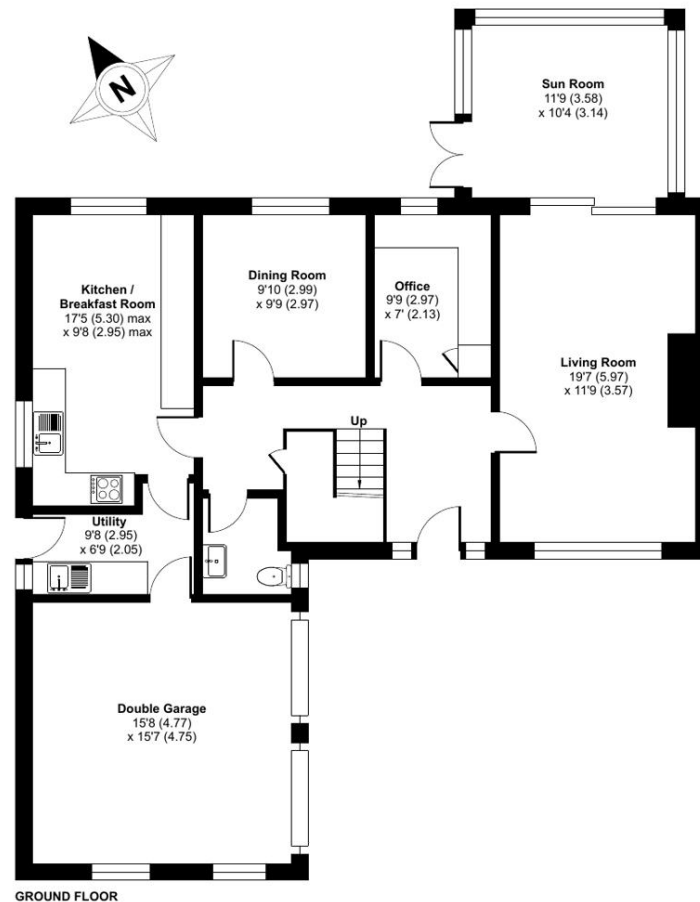
Approximate Area = 1887 sq ft / 175.3 sq m

Limited Use Area(s) = 8 sq ft / 0.7 sq m

Garage = 241 sq ft / 22.3 sq m

Total = 2136 sq ft / 198.3 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.
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