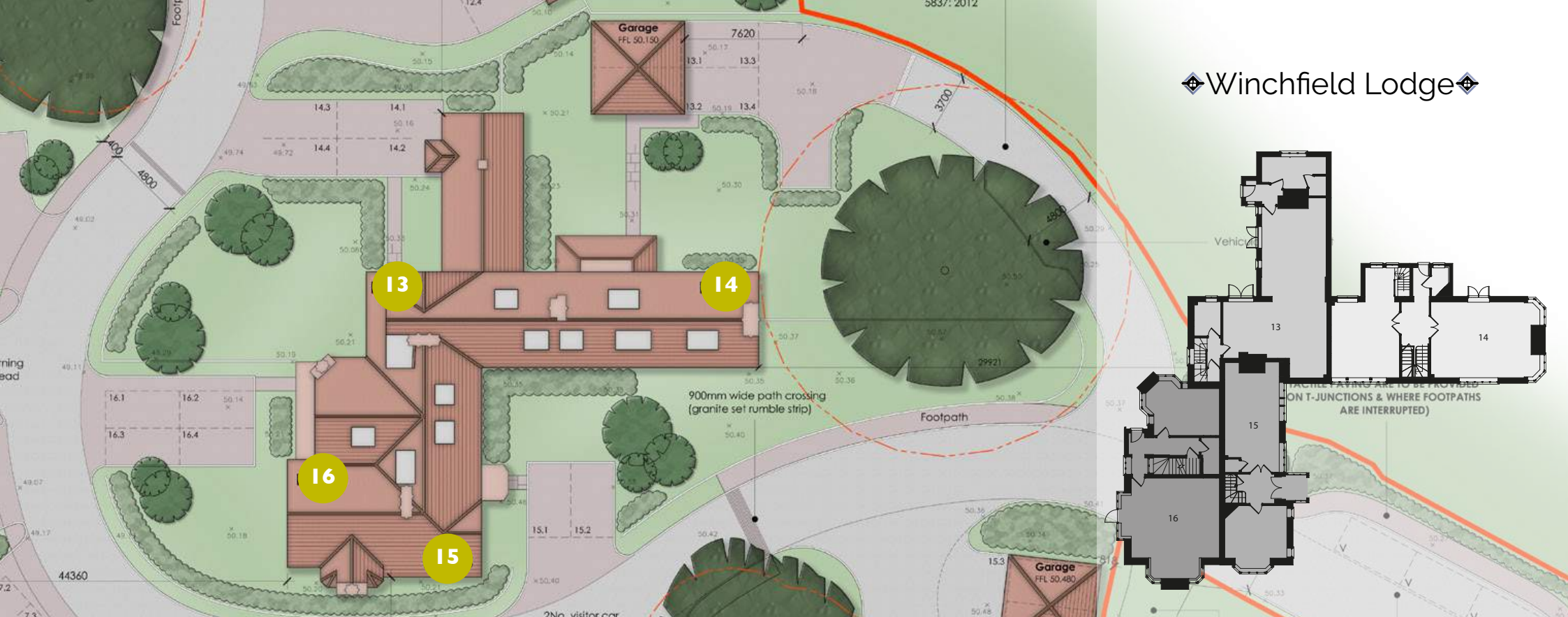




◆ Winchfield Lodge ◆



Winchfield Lodge is a unique refurbishment of The Lodge House majestically situated in the centre of a development of new-build apartments and houses.

A total of four 3 and 4 bedroom homes have been superbly modelled inside the existing shell of The Lodge House, reportedly designed and built by the Victorian Architect William Burges. Featuring a plethora of original fittings and artistic use of the internal layouts, Winchfield Lodge now offers spacious and characterful homes with fixtures and fittings sensitively chosen to respect its history with low-maintenance courtyard-style gardens.

Hartley Wintney is about two miles away, with a high street full of individual shops, a renowned cricket green, a golf club and a lovely village pond.



Winchfield itself is somewhat unique in that whilst retaining the charm of a semi-rural hamlet surrounded by open fields and areas of woodland, it benefits from a train station with

direct links to London Waterloo. Central London is about 41 miles and Heathrow Airport 32 miles.

The thriving town of Reading is about 14 miles away, Wokingham about 11 miles and Basingstoke 10 miles.

For the commuter, the closest railway stations are Winchfield (half a mile) and Hook (4 miles), providing travel in approximately 50 minutes to London Waterloo. Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).

For further details telephone 01252 842100.

DISTINCTIVE HOUSE DESIGNS

Lodge 14 Winchfield Lodge



DISTINGUISHED • DESIRED • DEPENDABLE



Lodge 14



Lodge 14, benefits from a gated entry and a long driveway approach to a detached double garage.

GROUND FLOOR - Lodge 14

Reception Hall:

Cloakroom:

Living Room: 7.8m. x 5.3m. (25'8" x 17'4")

Kitchen / Dining / Family: 5.3m. x 4.7m. (17'3" x 15'7")

BASEMENT - Lodge 14

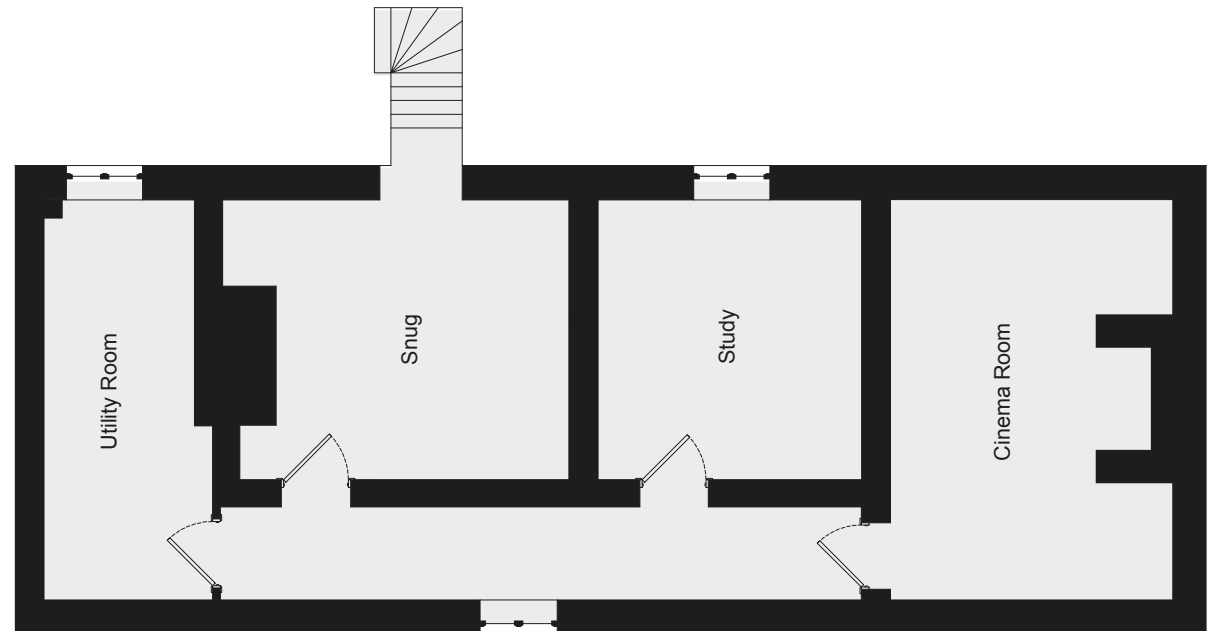
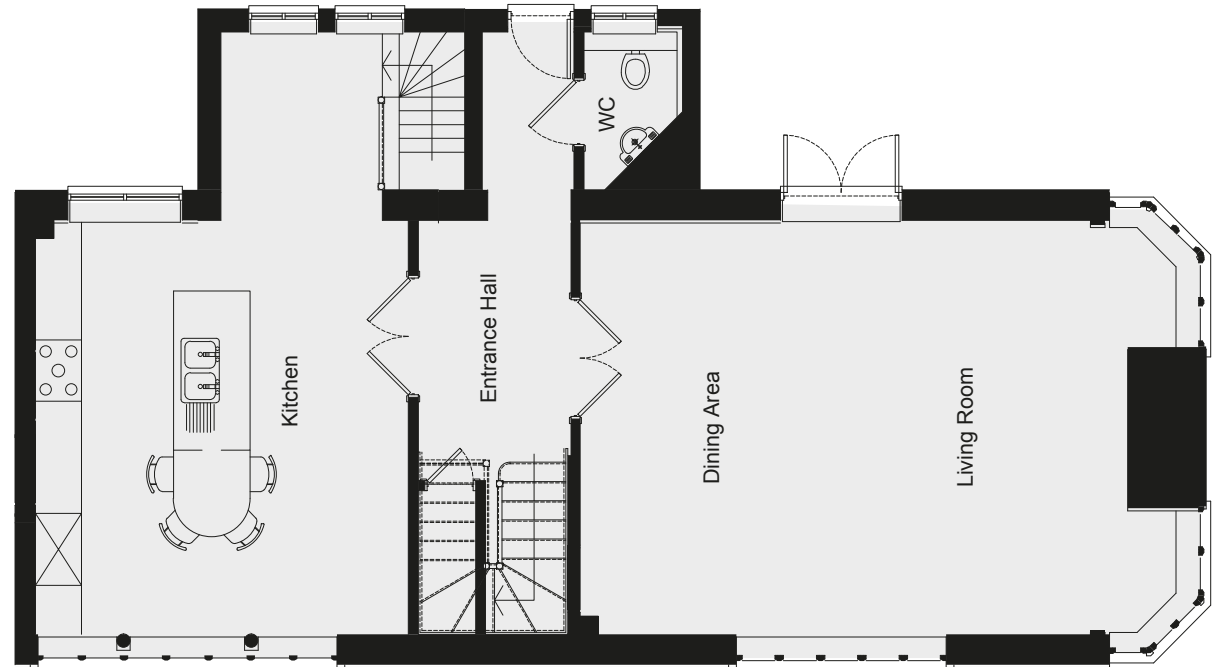
From Kitchen steps down to:

Basement Hallway:

Cinema Room: 64.9m. x 3.3m. (16'2" x 10'10")

Study: 3.5m. x 3.3m. (11'5" x 11'0")

Snug: 3.7m. x 3.5m. (12'3" x 11'5")



FIRST FLOOR - Lodge 14

Landing

Bedroom 1: 5.7m. x 5.0m. (18'10" x 16'6")

En-Suite Shower:

En-Suite Dressing Rooms:

Bedroom 3: 4.8m. x 2.8m. (15'10" x 9'1")

En-Suite Shower:

SECOND FLOOR - Lodge 14

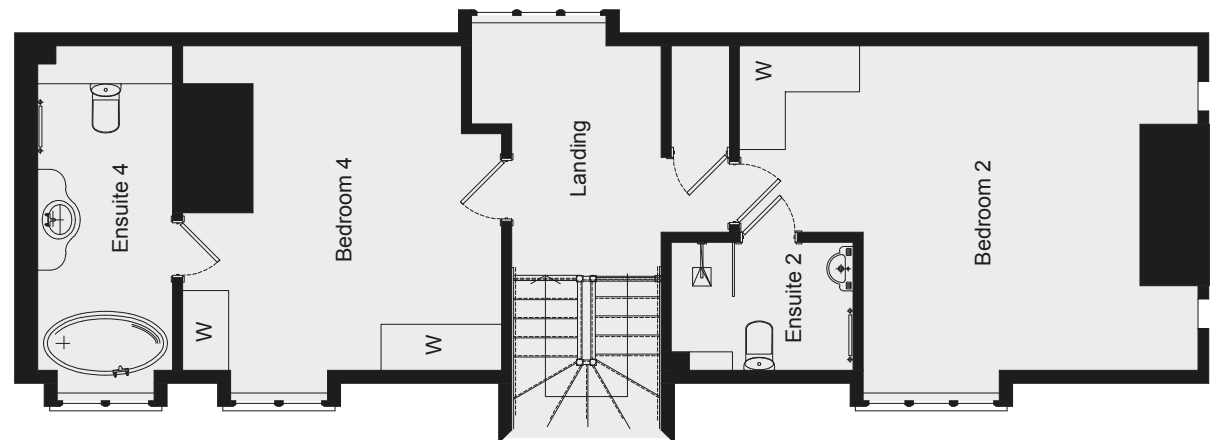
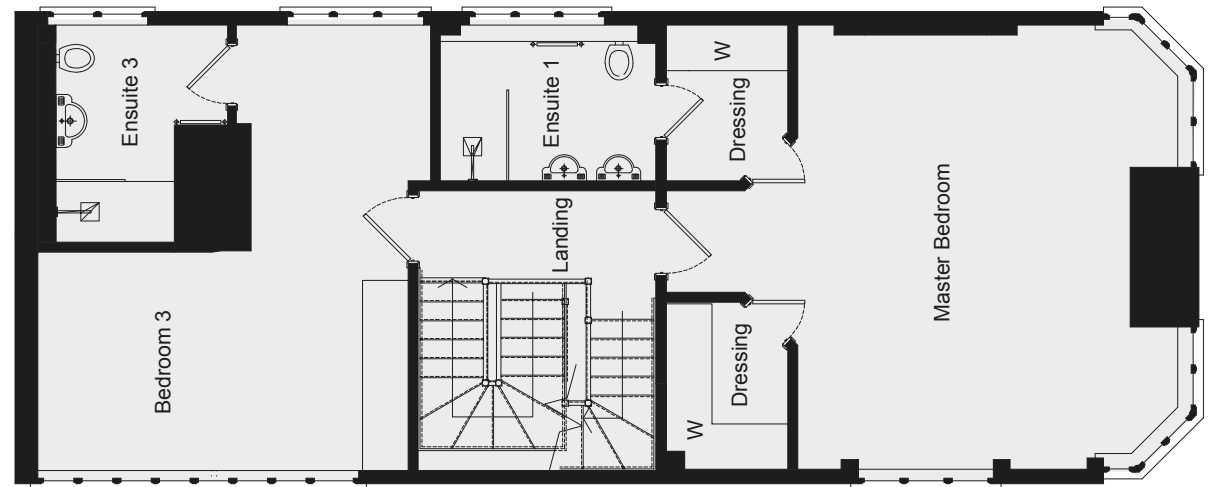
Landing

Bedroom 2: 5.1m. x 4.2m. (16'10" x 13'9")

En-Suite Shower:

Bedroom 4: 4.2m. x 4.1m. (13'10" x 13'8")

En-Suite Bathroom:



LODGE 13



GROUND FLOOR - Lodge 13

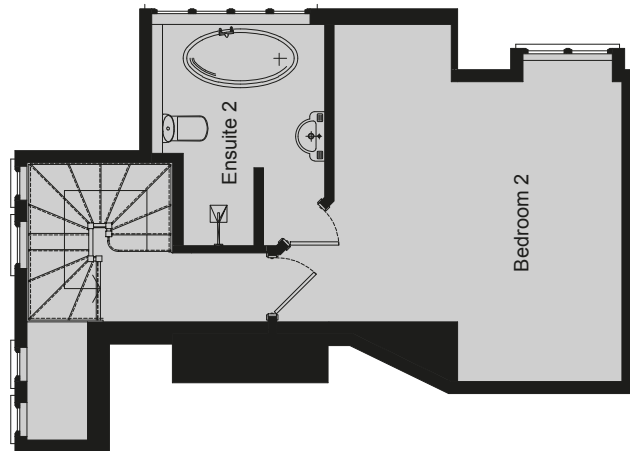
Reception Hall:

Cloakroom:

Living Room / Dining Room: 7.1m. x 3.6m.
(23'5" x 11'9")

Kitchen: 6.0m. x 4.4m. (19'10" x 14'3")

Utility Room: 4.3m. x 2.0m. (14'1" x 6'8")

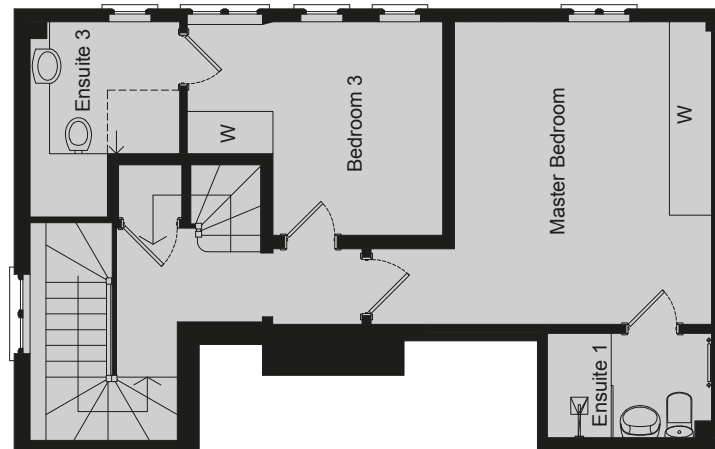


BASEMENT - Lodge 13

From Main Reception Hall steps down to:
Basement Hallway:

Store:

Games Room / Study: 6.9m. x 3.7m.
(22'10" x 12'3")



FIRST FLOOR - Lodge 13

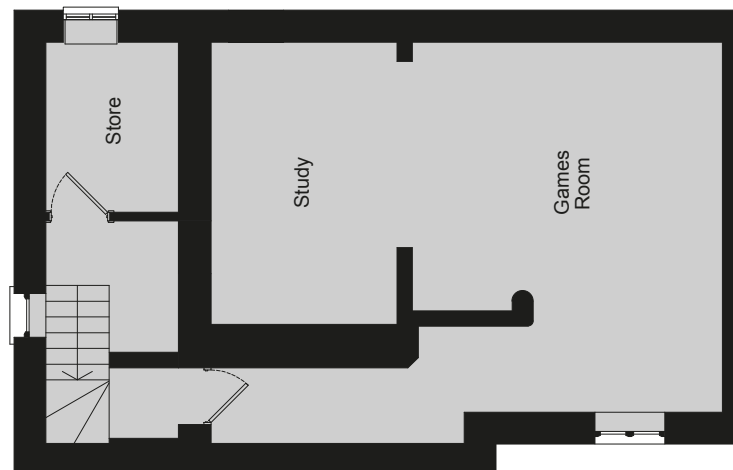
Landing

Bedroom 1: 3.9m. x 2.9m. (12'11" x 9'10")

En-Suite Shower:

Bedroom 3: 3.6m. x 3.0m. (11'11" x 10'1")

En-Suite Shower:

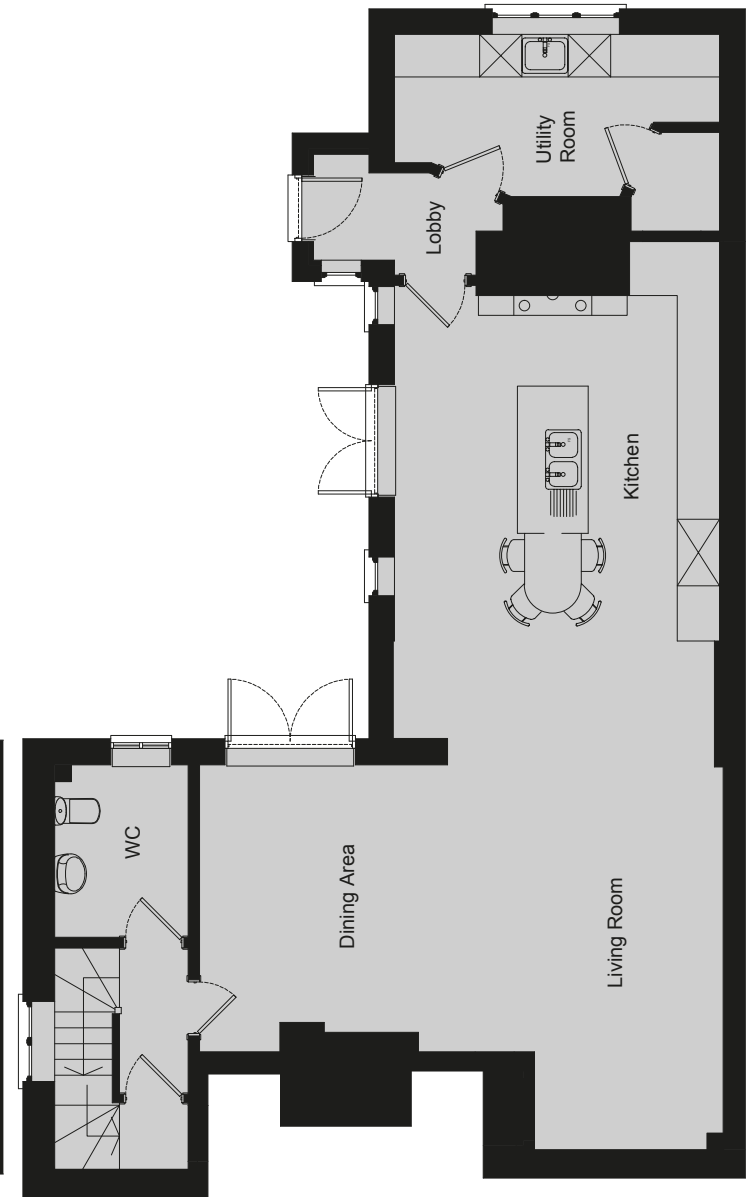


SECOND FLOOR - Lodge 13

Landing

Bedroom 2: 4.2m. x 2.0m. (13'10" x 9'3")

En-Suite Bathroom and Shower:



LODGE 16



GROUND FLOOR - Lodge 16

Reception Hall:

Cloakroom:

Kitchen / Living / Dining Room: 7.0m. x 6.3m. (23'1" x 20'6")

Bedroom 3: 5.2m. x 3.3m. (17'2" x 10'10")

FIRST FLOOR - Lodge 16

Landing

Bedroom 1: 7.2m. x 3.8m. (23'7" x 12'7")

En-Suite Shower:

Bedroom 2: 5.2m. x 3.8m. (17'3" x 12'6")

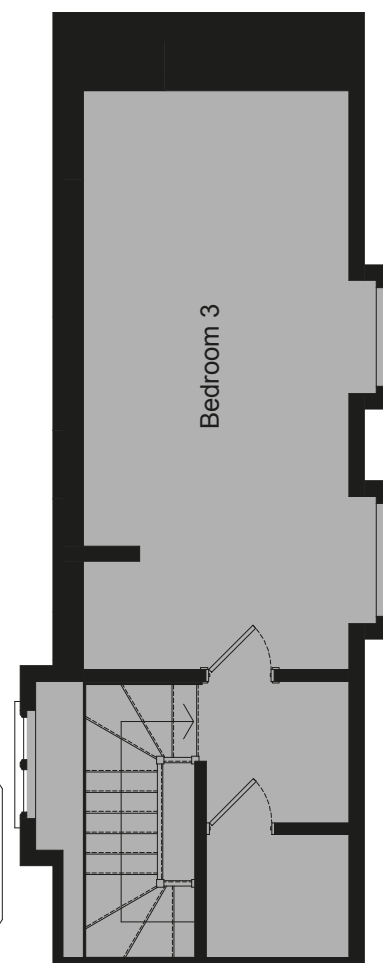
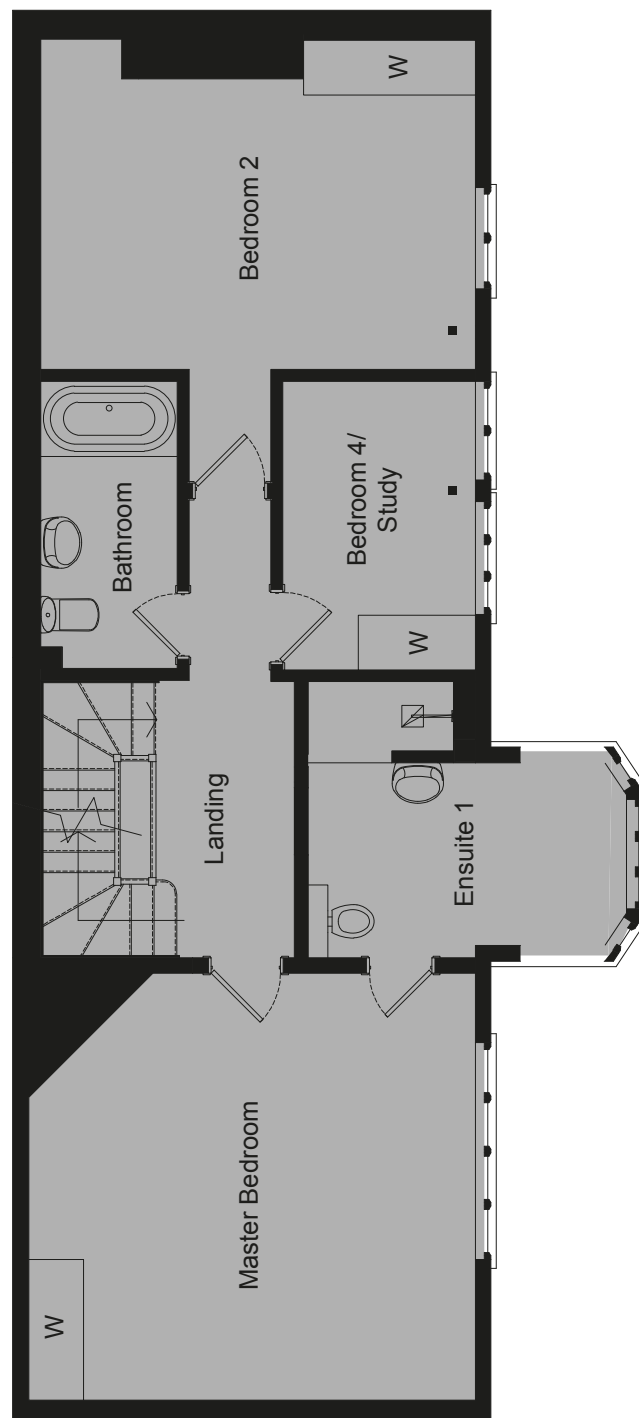
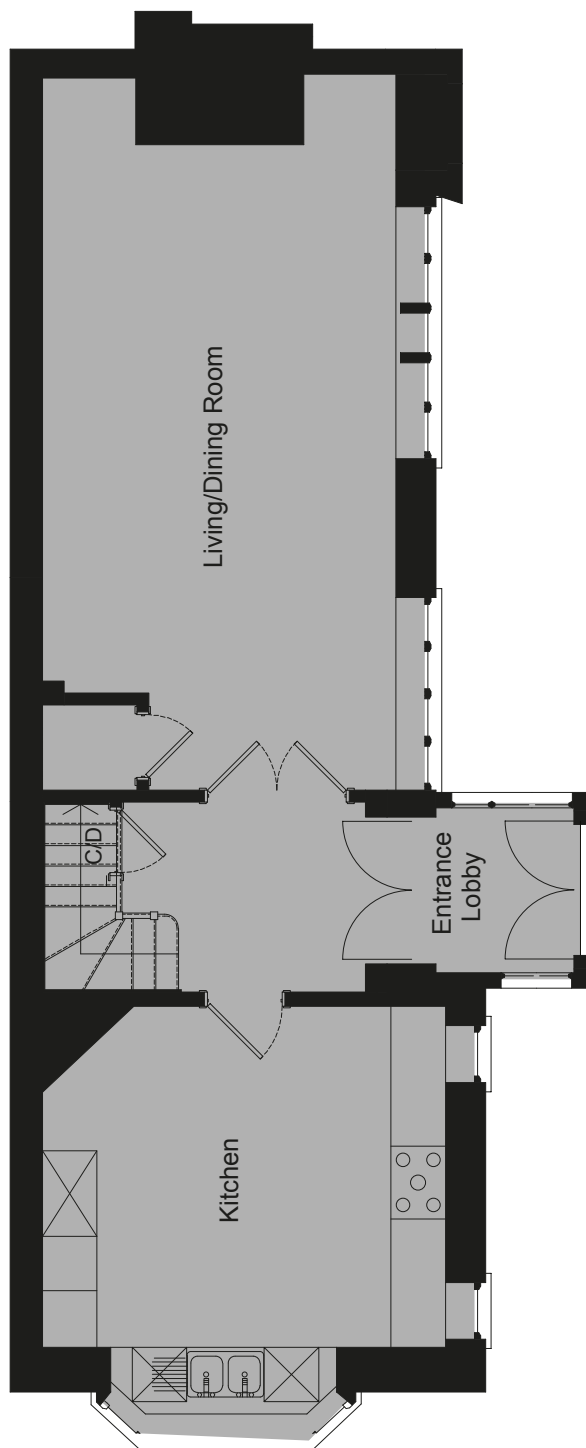
En-Suite Shower:

Family Bathroom:



LODGE 15





GROUND FLOOR - Lodge 15

Entrance Lobby:
 Reception Hall:
 Living Room / Dining Room: 7.8m. x 3.6m. (25'9" x 11'11")
 Kitchen: 4.3m. x 3.6m. (14'4" x 11'11")

FIRST FLOOR - Lodge 15

Landing
 Bedroom 1: 4.6m. x 4.5m. (15'2" x 15'0")
 En-Suite Bathroom:
 Bedroom 2: 4.8m. x 3.6m. (15'11" x 12'1")
 Bedroom 4 / Study: 3.1m. x 2.1m. (10'4" x 7'0")

Family Bathroom:

SECOND FLOOR - Lodge 15

Landing
 Bedroom 3: 6.4m. x 3.3m. (21'2" x 11'1")



Lodge 15 Winchfield Lodge, kitchen and bathroom

GENERAL DETAIL

Deep architectural skirting with period style architrave is fitted to main reception rooms and bedrooms with painted wall panelling to selected rooms. Period style radiators are fitted to selected rooms. A combination of wood flooring, floor tiling and carpets are featured with staircases finished with a natural Oak or painted handrail and painted newels and spindles. Decorative fireplace surrounds are fitted to selected rooms.

The ceiling in the living room of plot 14 is the original moulded plaster ceiling providing a stunning focal point complemented by a large feature fireplace with wood surround and tiled chamber.

Internal doors are panelled and finished in a light grey with satin chrome ironmongery. All switches and sockets are finished in polished chrome and a combination of downlighters, pendant fittings and wall lights are fitted to selected rooms.

Wardrobes are fitted to selected bedrooms in differing styles and combinations.

Each property benefits from an energy efficient gas condensing boiler. Analogue aerials and satellite dishes are fitted.

KITCHENS

The kitchens feature wood painted classic style furniture with soft close cupboards and drawers. All houses incorporate a Caple wine cooler, double undermounted ceramic 'Belfast' style sinks with a hot tap, stone work surfaces, Fisher Paykel American style double door fridge with drawer freezer below and a Siemens dishwasher. A 5-burner induction hob is fitted to plots 14, 15 & 16 together with a Siemens oven and combi-nation/microwave oven. Plot 13 features a Rangemaster with 2 ovens and a grill. Oak breakfast bars are fitted to selected houses..

BATHROOMS / EN-SUITES AND CLOAKROOMS

Period fixtures and fittings have been chosen to reflect the historical significance of The Lodge with a combination of classic basins on chrome legs, vanity units with inset basins and marble surrounds, WC's with wood soft-close lids varying from close coupled, back to wall and high-level cisterns. Free-standing baths are fitted to plots 14, 13 and 16. Showers feature a combination of rain shower heads, some with hand-held shower attachments. Extractor fans and multi-point shaver sockets are provided. Sensored lights are fitted to all bathrooms and en-suites. Mirrors with wall lights and a superb selection of wall and floor tiles complement the sanitaryware fittings.

EXTERNAL

Gardens have been thoughtfully landscaped featuring patio areas and quality turf together with mature and artistic planting.





Video tour Winchfield Lodge

❖ Winchfield Lodge ❖

Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842100

Local Authority
Hart District Council
01252 622122



www.mccarthyholden.co.uk