

2 Sheldons Cottage, Hook
Two double bedrooms, close to station



2 Sheldons Cottage, London Road, Hook RG27 9LE

The Property

This spacious two bedroom cottage is conveniently situated within half a mile of Hook main line station. The property has recently been redecorated with new carpets upstairs. In addition to the two double bedrooms the cottage has an unusually large, open plan ground floor giving spacious living, dining and kitchen areas.

Ground Floor

The front door opens into the living area which has the stairs immediately in front of you, has a front aspect and a lovely open fire.

As you move through into the large dining area there is a beautiful, antique multi-fuel stove and breakfast bar area progressing into the kitchen.

The kitchen presents a good range of eye and base units with recently replaced work surfaces. There is good appliance space including room for a washing machine and dishwasher (the vendor is including the current ones in the sale). The modern boiler serving the heating and hot water is wall mounted. The kitchen overlooks the private garden and also has a door leading out.

First Floor

The upstairs has recently had new carpets laid and presents two large, double bedrooms, one facing front and the other overlooking the rear garden.

The bathroom has also been updated and has a full bath with shower over, WC and basin in a vanity unit. The room enjoys natural light from a skylight.

Outside

The small front garden is walled and gated giving access to the front door.

The rear presents a brick patio with steps up to the lawn with hedge and fenced boundaries. There is rear pedestrian access. The garden enjoys good privacy and a southerly aspect.

Location

The cottage lies just outside of the village centre giving an easy, level walk to shops and the main line station.

Hook station accesses London Waterloo in under an hour and Basingstoke in 7 minutes.

The M3 is accessible from Hook, junction 5 approximately a mile away giving access to London and the south coast.

Hook provides a good range of facilities with Doctors, Tesco supermarket and a choice of pubs.

Larger shopping and recreational options are in nearby Basingstoke (5 miles).









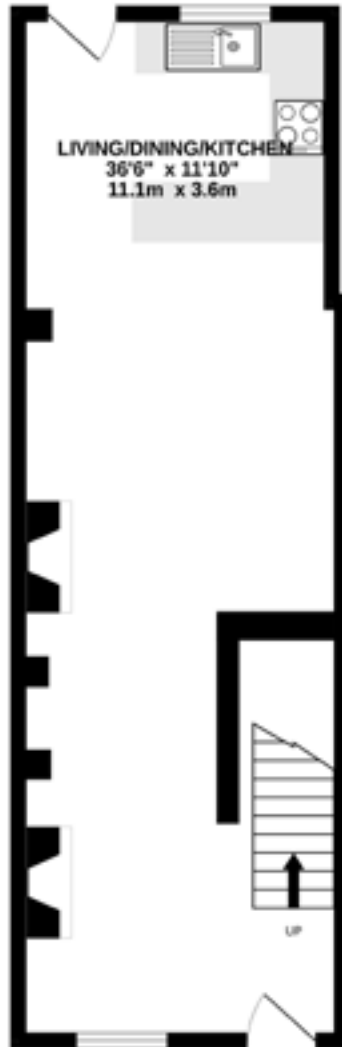








GROUND FLOOR
402 sq.ft. (37.3 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 829 sq.ft. (77.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained herein, 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.

Scale: 1/8" = 1'-0"

Places of interest

Hook mainline station - 0.5 miles, M3 Junction 5 - 1 mile, Basingstoke - 5 miles.

Hook has a good range of shopping facilities including Tesco supermarket with a large Sainsburys also opening soon.

The area is excellent for the commuter but also close to open countryside for those wanting to sample Hampshire at its best!



The Old White Hart, Hook



Nearby Hartley Wintney



Setting



King John's Castle, Odiham



Basingstoke Canal

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 - Postcode RG27 9LE. 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

Services

Mains electricity, water and drainage.
Gas fired central heating.

Local Authority

[Hart District](#)

EPC Band D

www.mccarthyholden.co.uk