

Orchard House
Winchfield, Hampshire



Orchard House, Old Potbridge Road, Winchfield,. Hampshire, RG27 8BT

Property

A well proportioned character home in a semi-rural location, with an overall plot measuring approximately one acre.

Ground Floor

From the charming timber framed porch the front door opens to an inner hall, leading to a generously sized sitting room with an open fireplace and French doors leading out to a patio area and home office/summer house beyond.

Back to the entrance and to the right there is a snug with further fireplace, and then leading on to the kitchen. The kitchen/breakfast room which has a range of fitted cabinetry and storage, a good amount of work surface and a compliment of fitted appliances. To the rear of the kitchen there is a utility room with WC and access to the driveway and garden.

At the back of the house there is a dining room with exposed timber beams and a wonderful vaulted ceiling. This leads onwards to a ground floor bedroom which has an en-suite bathroom.

First Floor

Upstairs there is a bright landing which leads to three further bedrooms.

The dual aspect principal bedroom is vast, with a generous amount of fitted storage in the dressing area and has an en-suite bathroom.

Bedroom two is a double room with fitted wardrobes and bedroom three is a large single also with fitted wardrobes. There is also a shower room off the main landing area.

Lower Ground Floor

The property benefits from a large basement which runs almost the entire footprint of the house. Here the boiler is situated along with a shower and sauna. There is a good amount of storage here but the space is so generous it could be repurposed to a number of other uses.

Outside

With grounds of around one acre the property has a large frontage which is mainly laid to lawn. It enjoys a thoroughly private plot surrounded by trees, hedging and shrubs. There is a large area of lawn to the side of the property which is also

where the swimming pool is located.

To the rear there is a large parking area next to the garage and barn with workshop.

Behind the garage there is further lawn and an allotment area.

There is also a further outbuilding that could be ideal as a home office or gym just off the side patio.

Location

The property is just half a mile from Winchfield train station and the Winchfield Inn public house.

Hartley Wintney Village Centre is less than 2 miles distant with a range of shops, cafe's, pubs and restaurants on the high street.

Winchfield station is a mainline in to London Waterloo with trains taking less than one hour.

There is also easy access to both the M3 at Fleet or Hook and the M4 at Reading.









































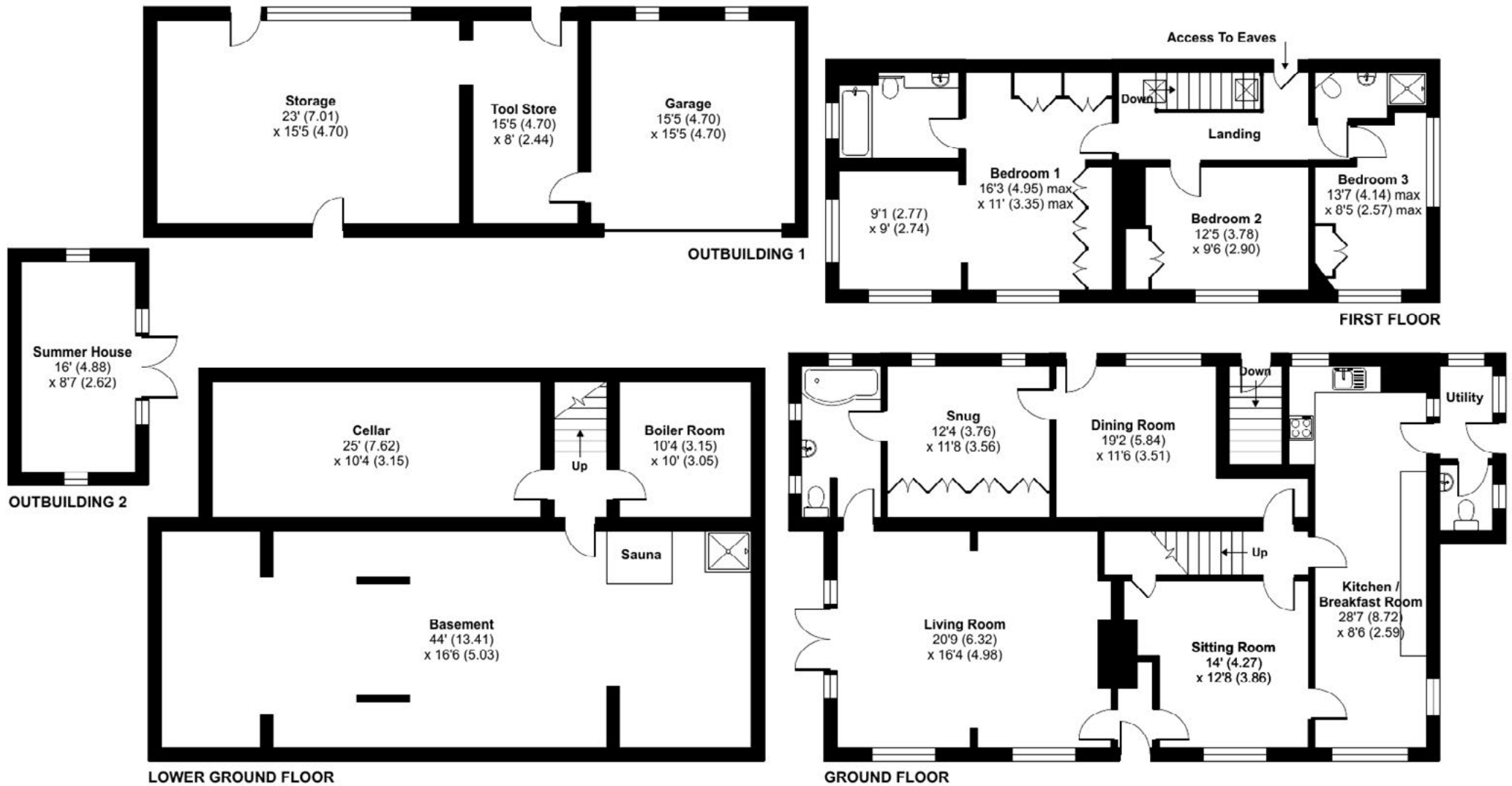
Orchard House, Old Potbridge Road, Winchfield, Hook, RG27

Approximate Area = 3576 sq ft / 332.2 sq m (includes garage)

Outbuilding = 635 sq ft / 59 sq m

Total = 4211 sq ft / 391.2 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). © nchecon 2023. Produced for McCarthy Holden. REF: 1012776

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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 8BT

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. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:

McCarthy Holden: 01252 842100

Services

Mains electricity, water and private drainage.

Oil Fired Heating
EPC; F(24)

Local Authority

[Hart Council](#)
[Council Tax Band F](#)

McCarthy
Holden 

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