



Borough Court Road, Hartley Wintney

McCarthy
Holden

Guide Price £1,400,000



Scutts Cottage Borough Court Road

Hartley Wintney,

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Plot of over one third of an acre
- Around 2500 sqft of accommodation
- Five bedrooms, two bathrooms
- Gated driveway parking
- Rural location
- South West facing garden





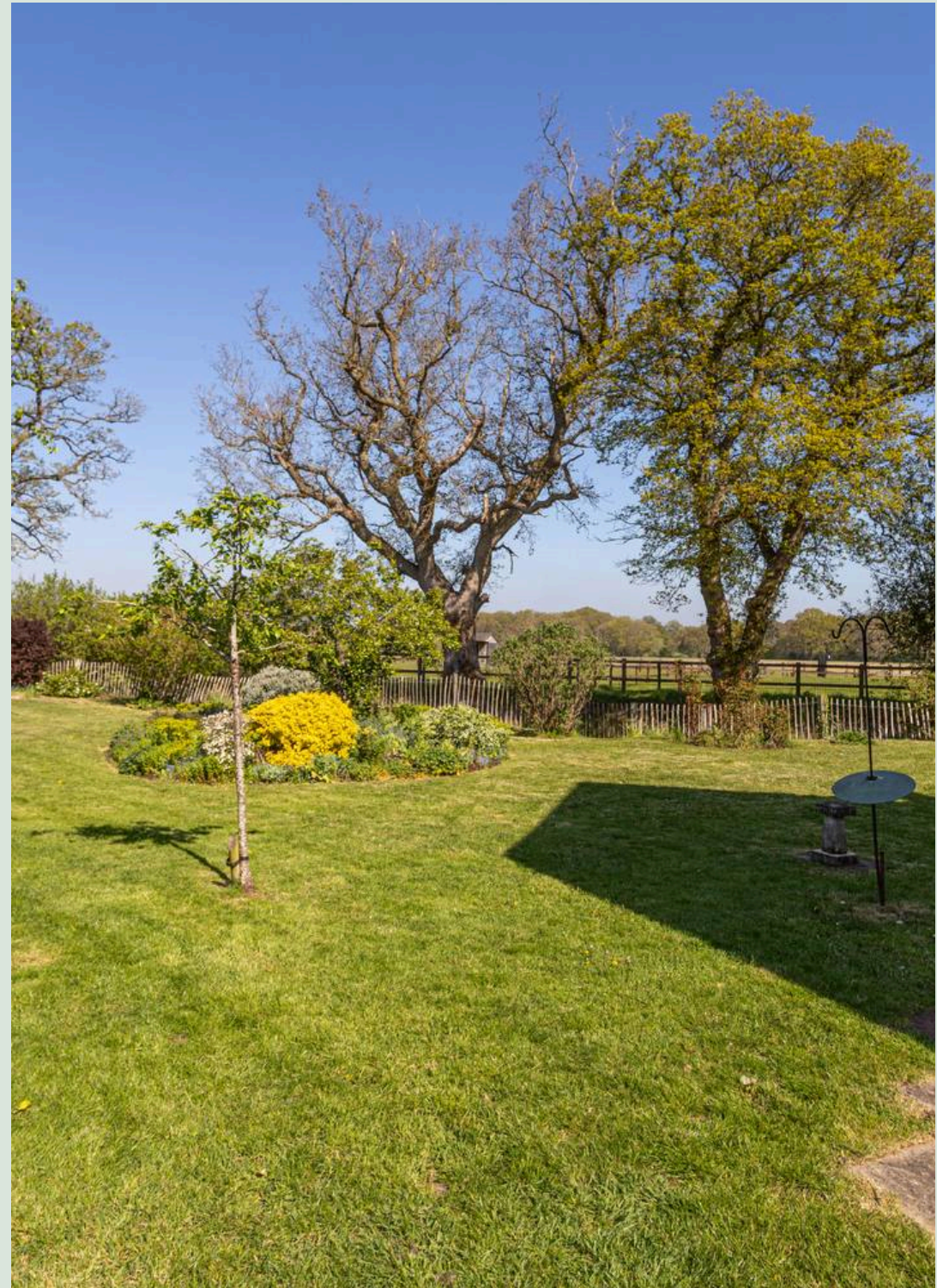
An opportunity to acquire a charming yet substantial family home in a unique rural setting between Hartley Wintney and Hook in a beautiful plot measuring just over one third of an acre.

On the ground floor there are three reception rooms, a kitchen/breakfast room, utility room and a boot room as well as ground floor WC and the welcoming entrance hall. The ground floor has also been completely re-decorated as well as new LVT flooring laid throughout and new carpet in the living room.

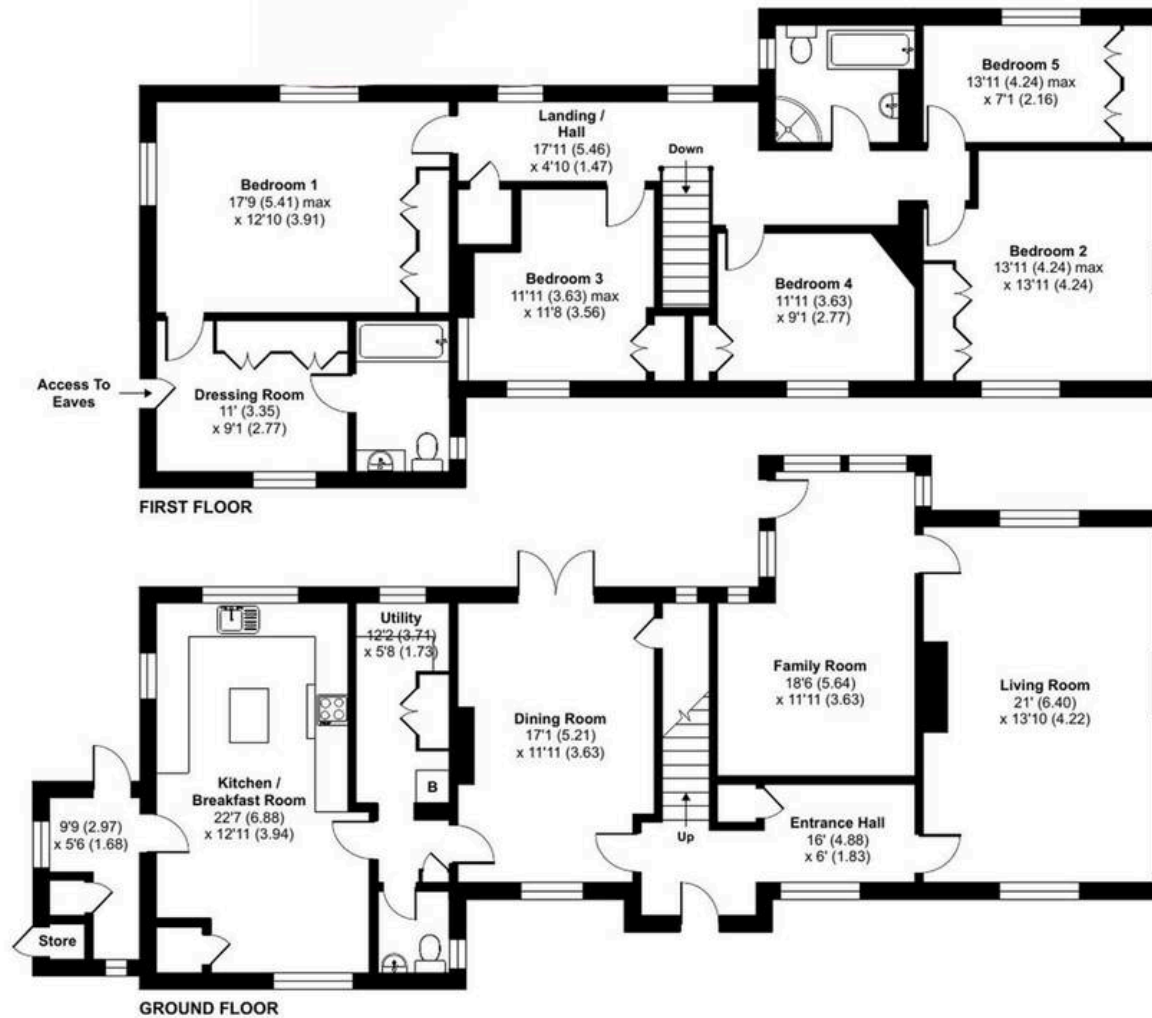
On the first floor there are five well appointed bedrooms - four double rooms and a good sized single room with integrated wardrobes. The main bedroom suite is a substantial, dual aspect space with fitted wardrobes, adjoining dressing room and an ensuite bathroom. There is also a family bathroom on the first floor with separate bath and shower. All bedrooms and the stairs and landing will have new carpets fitted.

Outside the property currently offers driveway parking for multiple vehicles with space and potential to build a garage (STPP) if desired. The rear garden faces to the south-west offering generously stocked borders and beds as well as substantial lawn and countryside outlook.

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**Scutts Cottage, Borough Court Road,
Hartley Wintney, Hook, RG27**









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