



Located in a peaceful setting of Chandlers Green is a three bedroom detached property. With a plot measuring just under 0.2 of an acre is this character property approximately 110 years old. The property is in need of full refurbishment and could be extended subject to local planning permission.

















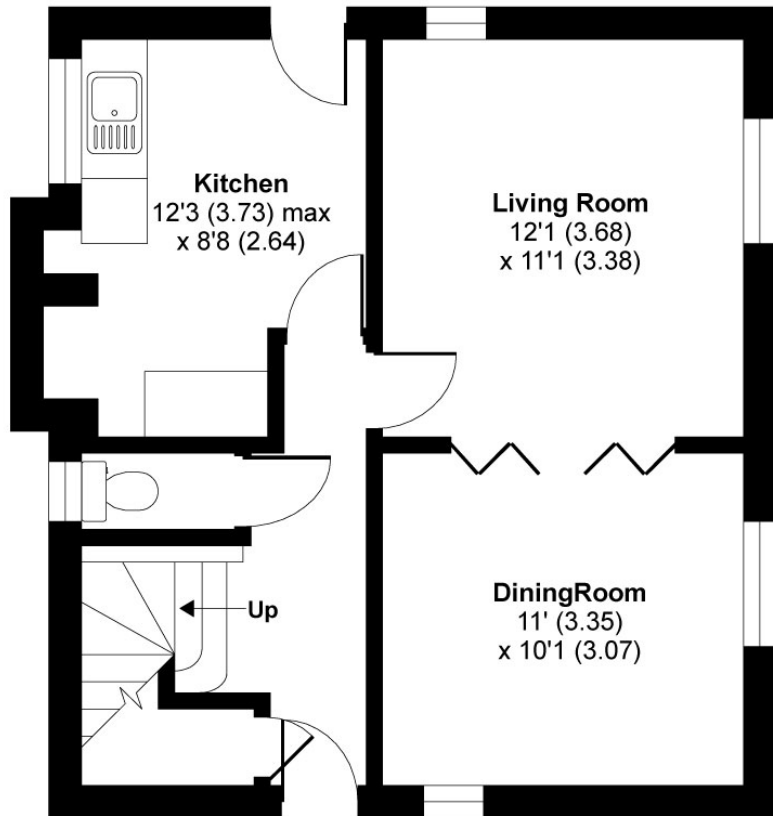
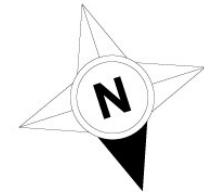




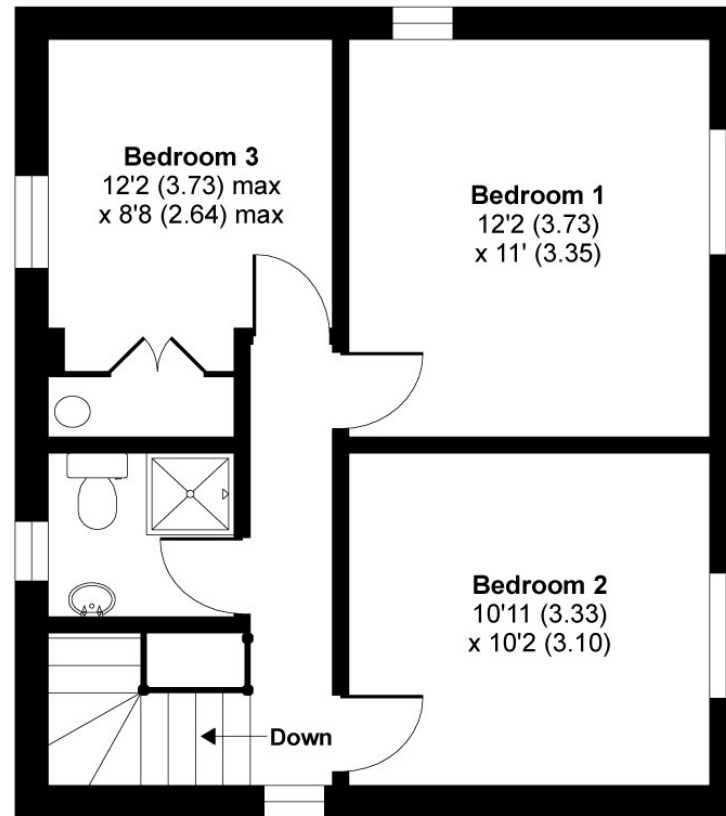


Chestnut Cottage, Chandlers Green, Mattingley, Hook, RG27

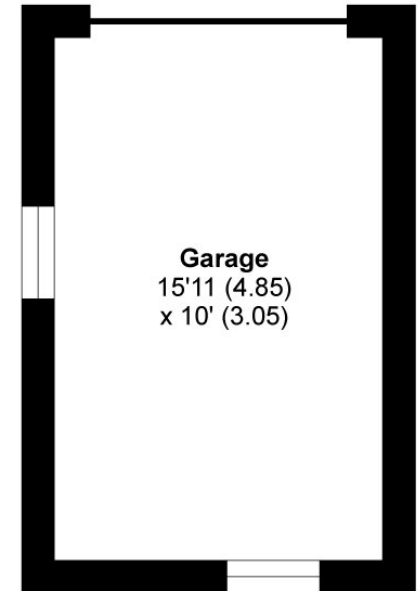
APPROX. GROSS INTERNAL FLOOR AREA 1086 SQ FT 100.9 SQ METRES (INCLUDES GARAGE)



GROUND FLOOR



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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. 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.

Fixture and Fittings:

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

Directions:

Postcode: RG27 8LH

Please contact McCarthy Holden for detailed directions

Viewing:

Telephone: 01252 842100
Email: hw@mccarthyholden.co.uk

Services:

Mains electricity, water and drainage
Gas Central Heating
EPC Rating - F (36)

Local Authority:

Hampshire County Council
Tel: 01252 622 122
Council Tax Band - E

McCarthy
Holden 