



GRANGECROFT, GRANGE LANE, RG27

**KIER CHARLES**

SURREY • BERKSHIRE • HANTS

## GRANGECROFT, GRANGE LANE, RG27

A UNIQUE FAMILY HOME POSITIONED IN AN IDYLIC LOCATION IN THE EVER SOUGHT AFTER VILLAGE OF HARTLEY WINTNEY. OFFERING OVER 4,300 SQ FT OVER TWO FLOORS. A PRIVATE 0.4 ACRE PLOT

We are delighted to offer a rare opportunity to purchase this well appointed detached property in an exceptional setting.

A light and airy property which has five bedrooms, five bathrooms, kitchen/breakfast room, two dining rooms, one with log burner, and ideal for entertaining, utility room and a spacious sitting room with an inglenook fireplace which is perfect for those winter evenings.

A secluded mature garden, featuring a character red brick wall to the side and rear. The thriving garden is the former kitchen garden of the nearby manor house.

Along with ample parking to the front of the property there is also a double garage which has a self-contained annex on the first floor.

To avoid disappointment, arrange your personal tour with Michael.

- **FIVE BEDROOMS**
- **FIVE BATHROOMS**
- **SELF CONTAINED ANNEX**
- **DOUBLE GARAGE**
- **PRIVATE GARDEN**
- **SECULDED LOCATION**
- **WALKING DISTANCE TO HARTLEY WINTNEY**

### PROPERTY INFORMATION

Postcode | **RG27 8HH**  
Tenure | **Freehold**  
Price | **£1,595,000**  
Viewing | **By appointment with Kier Charles**





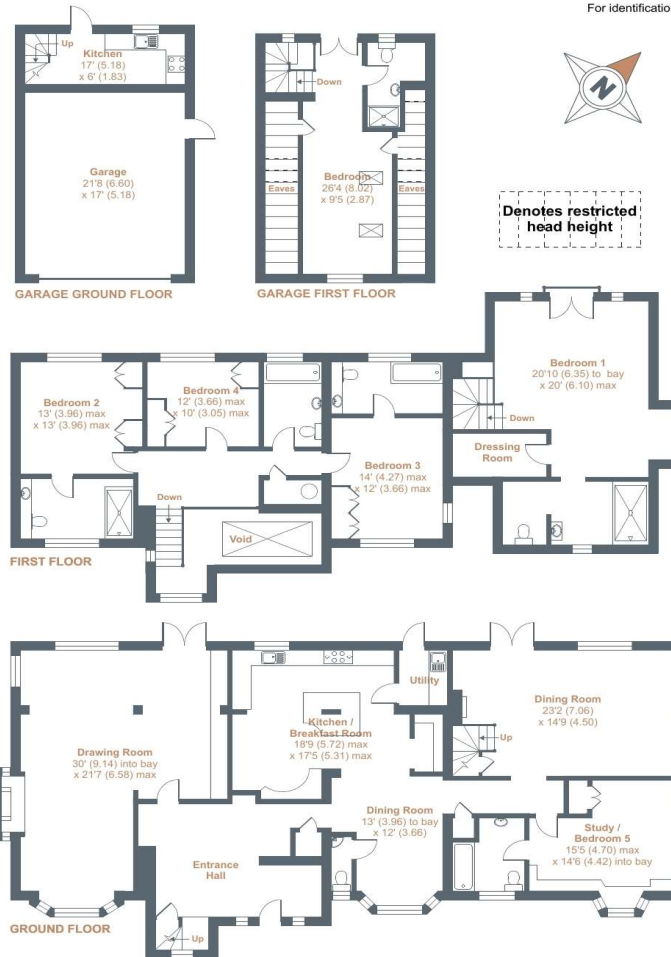
# Grange Lane, Hartley Wintney, Hook, RG27

Approximate Area = 4182 sq ft / 388.5 sq m (includes garage)

Limited Use Area(s) = 180 sq ft / 16.7 sq m

Total = 4362 sq ft / 405.2 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). ©nichecom 2022. Produced for Kier Charles Property Services Limited. REF: 828339

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PROPERTY SERVICES

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