

# The Briers, Nately Scures



# First-class family home

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Built in 1996, The Briers offers flexible living accommodation of over 2,900 sq ft. The welcoming reception hall, with striking central staircase, leads through to the sitting room with wood burner. The kitchen/breakfast room is beautifully appointed with a range of built-in appliances, off which is a useful utility room. There is also a separate family room and a study. The garden/dining room offers wonderful entertaining space and has double doors out to the terrace and garden beyond. Completing the ground floor are two cloakrooms and a boot room.

On the first floor is the principal bedroom with built-in wardrobes and en suite. There is a guest bedroom with en suite and two further bedrooms, one with en suite cloakroom. There is also a family bathroom.

Outside, the property is approached through electrically operated gates onto a gravel driveway, providing ample parking and turning, and leads on to the attached double garage.

The rear gardens are most delightful, being private and secluded and beautifully landscaped, including a sweeping lawn, interspersed with flower and shrub beds and an ornamental pond. There is a terrace area, together with several seating areas, ideal for al fresco dining. Within the garden is also a summerhouse and garden sheds.



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3



3



0.49  
Acre

EPC

D



## Mileages

Hook 1.5 miles, Odiham 3 miles, Basingstoke 6.5 miles, Farnham 11 miles, Reading 16 miles, M3 (J5) 1.5 miles, London Waterloo via Hook or Basingstoke stations from 44 minutes. All distances and times are approximate.

## Situation

The Briers occupies a convenient setting near the village of Hook, which provide everyday facilities, including Tesco and Sainsburys supermarkets, and doctors and dentist surgeries. The neighbouring village of Hartley Wintney and market town of Odiham offer boutique shops, bistros, restaurants, public houses, golf club and cricket club. Basingstoke and Farnham are within easy reach and provide a broader range of shopping, recreational and educational facilities. Communications in the area are first-class, with the M4 and M3 motorways a short drive away. There are mainline stations at both Hook and Basingstoke which provide fast and regular services to London Waterloo.

Educational needs are well served, with a wide range of independent schools close by including Daneshill, Sherfield, St Neots and Lord Wandsworth College. There are state primary schools in Hook, the Whitewater Primary School in Rotherwick and Robert Mays Secondary School in Odiham. There is also a pre-school nursery in the village.





## Property Information

Mains water, electricity and drainage. Oil fired heating.

Local Authority: Basingstoke & Deane Borough Council

Council tax band G

Tenure Freehold

what3words ///savers.ships.talkative

Postcode: RG27 9JS





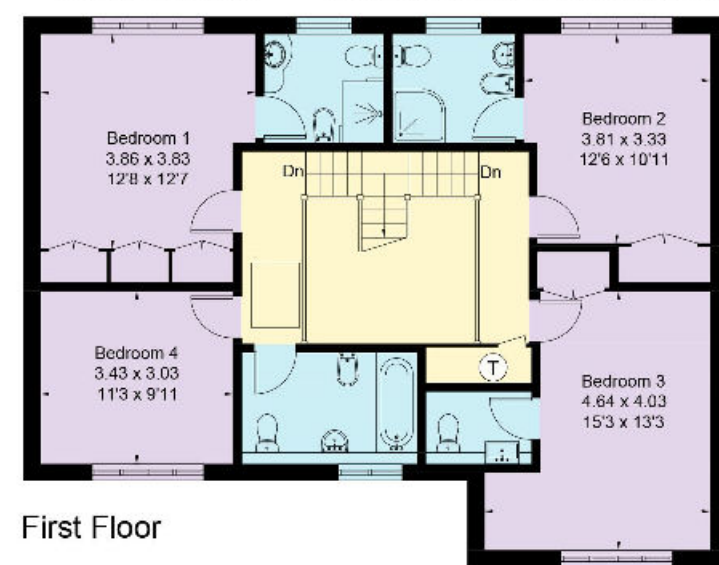
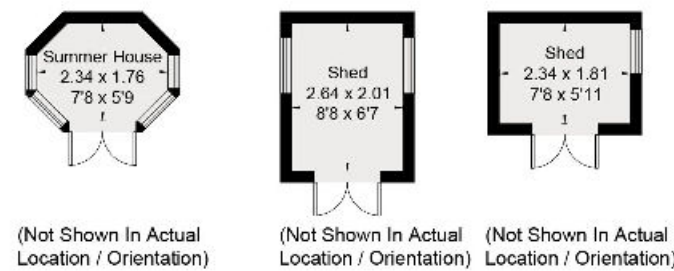
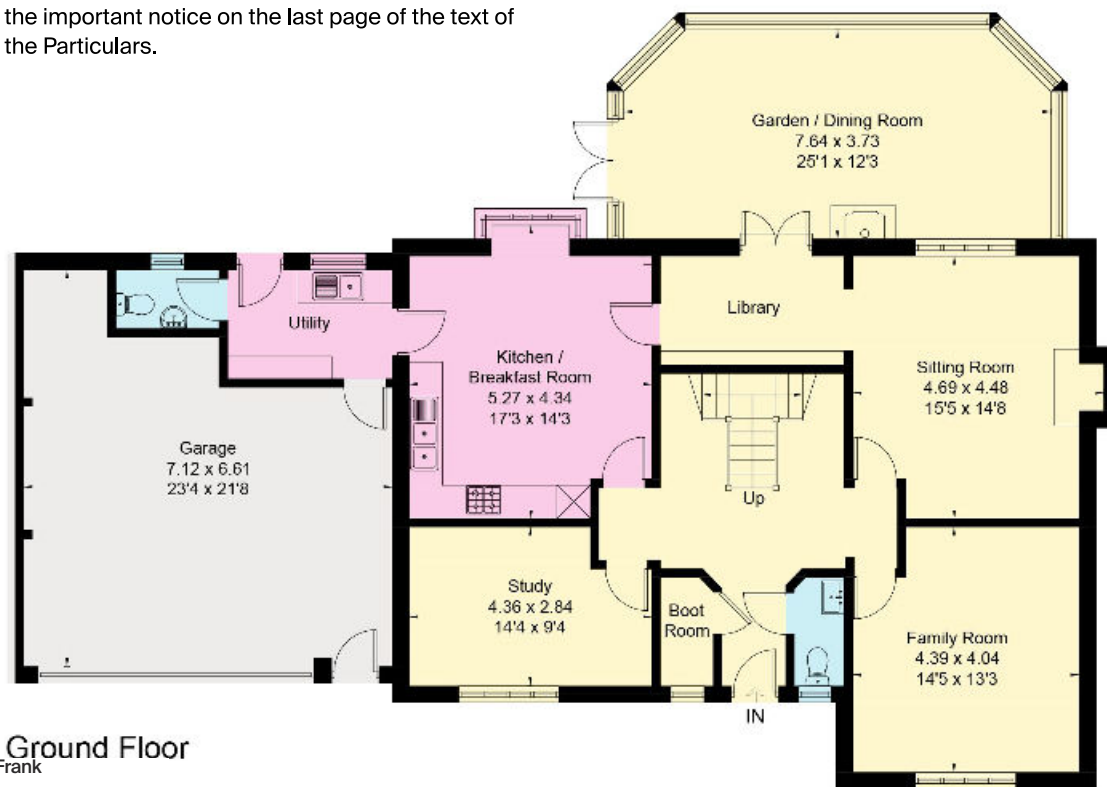
**Approximate Gross Internal Floor Area 272 sq m/2,928 sq ft**

**Outbuilding - 3.5 sq m/38 sq ft**

**Total 275.5 sq m / 2, 966 sq ft (excl void/Incl garage)**

Including Limited Use Area (2.7 sq m / 29 sq ft)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



**Ground Floor**

Knight Frank

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Basingstoke

RG21 4FF

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I would be delighted to tell you more

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**First Floor**



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2023. Photographs and videos dated June 2023.

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