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Independent estate agents

McGRIGOR MEWS ALDERSHOT

McGrigor Mews |
Aldershot

Nestled amidst the historic backdrop of the former Cambridge Military Hospital, is this stunning three double bedroom character family home.

Three Double Bedrooms | Spacious Kitchen/Breakfast/ Family Room | Seperate Living Room | Downstairs Cloakroom | Dressing Room & En-Suite to Master | Garage & Off Street Parking

£500,000 | Freehold

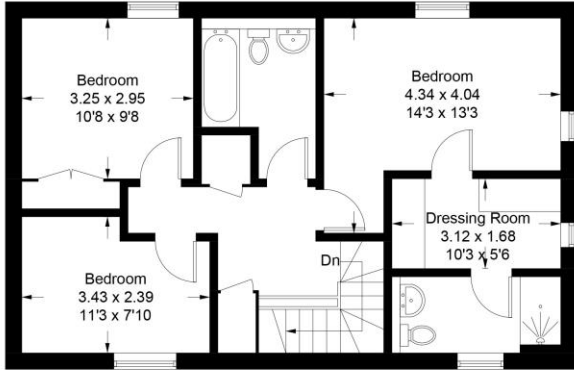
Nestled amidst the historic backdrop of the former Cambridge Military Hospital, is this stunning three double bedroom character family home. Originally built in 1892, this characterful refurbished army barracks has been refurbished to a high standard. When you step into this home, the increased ceiling heights give you an immediate sense of space. The property benefits from a spacious entrance hall, off this you will find a downstairs cloakroom, living room and spacious kitchen/breakfast/ family room with French doors to a low maintenance landscaped rear garden. To the first floor you will find the principal bedroom suite with a spacious dressing room and a luxurious en-suite, while two additional bedrooms offer comfort and style. Outside the rear of the property reveals a driveway leading to a garage. The enchanting rear garden captivates with an artificial grass area and a beautiful patio, creating an idyllic setting for summer evening gatherings, all enclosed by wooden fencing. Offering a harmonious blend of privacy and seclusion. With the centre of Aldershot just a short walk away, all of the amenities you need are within easy reach, including the Westgate Leisure Park and The Wellington Shopping Centre. While the nearby towns of Camberley and Farnborough provide further shopping, dining and entertaining delights. A high standard of education is provided too, with a number of Good and Outstanding Ofsted rated Primary & Secondary Schools such as Talavera Infant & Junior School, The Wavell School and Alderwood School, all within around 2 miles of the development. Combine this with excellent road and rail links, including the M3 and A3 under 6 miles away and Aldershot train station under 1 mile away. It's a haven for commuters to London and the employment hubs of Guildford, Woking and Basingstoke. International travel is also taken care of with London Heathrow Airport close to home.



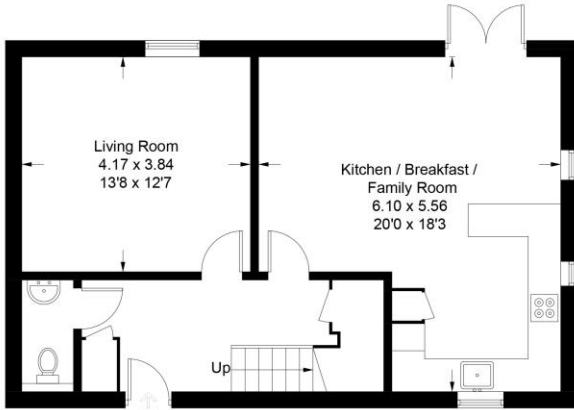
Council Tax Band: E, EPC Band: B



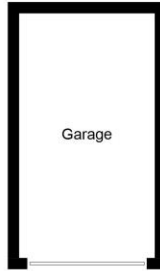
Approximate Gross Internal Area
 Ground Floor = 61.2 sq m / 659 sq ft
 First Floor = 60.9 sq m / 655 sq ft
 Total = 122.1 sq m / 1314 sq ft
 (Excluding Garage)



First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



McGrigor Mews

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2024 (ID1036740)

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C	81	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	