

36 Hartford Road
Hartley Wintney, Hampshire



36 Hartford Road, Hartley Wintney, Hampshire, RG27 8QN

The Property

A well-appointed four-bedroom family home in the centre of Hartley Wintney village, just a short walk to the high street and local schools.

Ground Floor

Entering from the front door, there is a hallway with coat cupboard to the left and a front aspect study to the right. There is also a WC on the left-hand side.

Straight ahead is the kitchen which looks out over the south facing rear garden. The kitchen itself has a range of modern floor and wall mounted cabinetry and a range of integrated appliances.

There is also an adjoining utility room with worktop, sink, storage, washing machine and tumble dryer. The recently replaced central heating boiler is located here.

The main living room is at the end of the hall on the right and is a generous “L” shaped room that serves as a living/dining room at present. It also benefits from a feature fireplace.

Beyond the living room is an inner lobby with a door to the rear garden and integrated storage, leading onward to a large family room at the rear of the property.

First Floor

Upstairs there are four bedrooms and a bathroom. Three of the bedrooms are large doubles. The bathroom is modern with a shower over bath configuration.

Outside

The property has the benefit of generous driveway parking for multiple vehicles as well as an attached double-length garage. There is also a second single garage at the end of the garden which can be accessed by a rear gate. Further parking is also available in front of this garage.

The rear garden itself has a southerly aspect and benefits from a paved terrace immediately off the back of the kitchen and living room as well as a generous area of lawn, surrounded by mature hedges.

Location

Hartford Road is less than a five-minute walk from Hartley Wintney High Street.

The village offers a good range of shops for day-to-day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and nearby.

Larger regional centres are Basingstoke (11 miles) and Reading (13 miles).

Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).



















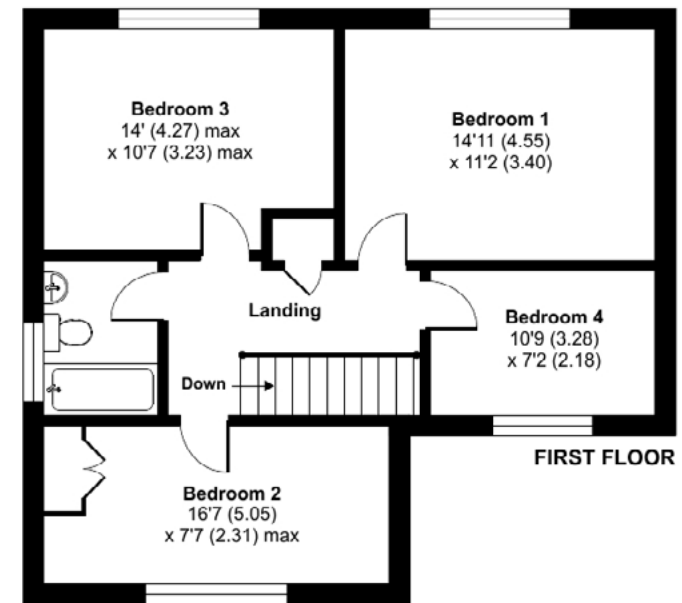
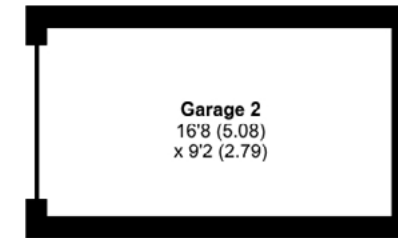
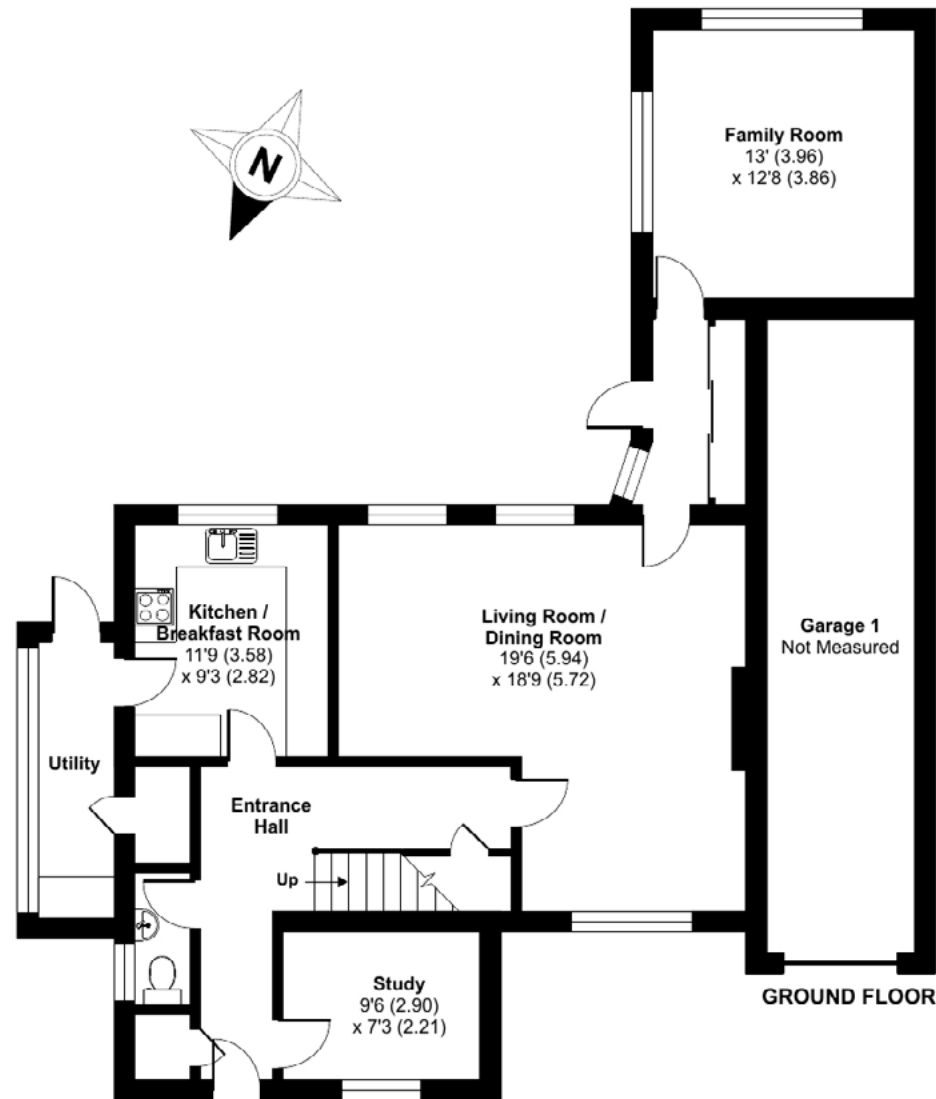




Hartford Road, Hartley Wintney, Hook, RG27

Approximate Area = 1795 sq ft / 166.7 sq m (includes garage 2 and excludes garage 1)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1254856

Places of interest

Nearby Hartley Wintney's high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

Nearby Winchfield Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.



Consumer Protection Regulations

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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.

Services & Material Information

EPC D (63)
Water – Mains
Gas – Mains
Electric – Mains
Sewage – Mains
Heating – Gas

Materials used in construction - Brick & Block, Timber Truss Roof, Tiled Roof
How does broadband enter the property - FTTP (fibre to the premises)
Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 8QN. Please contact McCarthy Holden for detailed directions.

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

Viewing
Telephone sole agents
McCarthy Holden: 01252 842100

Local Authority
Tax band: F
Hart Council



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