

3 Mortimer Close
Hartley Wintney, Hampshire



3 Mortimer Close, Hartley Wintney, Hampshire, RG27 8EL

The Property

A well-presented three bedroom end of terrace home situated in the popular village of Hartley Wintney located just over a mile from the Village High Street.

Ground Floor

From the front door into a generous entrance hallway with porch extension providing super storage. To the left is the living room, which is open plan to a good sized family dining area.

Beyond is a modern garden room with underfloor heating, roof lantern and bi-folding doors out to the garden at the rear.

The kitchen is at the end of the hallway and also benefits from under-floor heating. There is a full range of cabinetry as well as large gas range cooker. There is a door from the kitchen to the covered patio area and garden beyond.

First Floor

Upstairs there are three bedrooms and a modern family bathroom. Bedrooms one and two are good sized double rooms and bedroom three is a large single/smaller double.

The bathroom is modern offering a shower over bath configuration is fully tiled and also benefits from under-floor heating.

Outside

The property benefits from a walled frontage with brick steps leading up to the front door. There is also side access to the rear garden.

To the rear the garden is home to a lovely old oak tree and has an artificial grass lawn adjoining a modern patio with covered area.

Location

The property is located just over 1 mile from the village centre and an even shorter walk to local schools.

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).



THIS IS OUR HAPPY PLACE

Piglet: "How do you spell love?"
Pooh: "You don't spell it, you feel it"























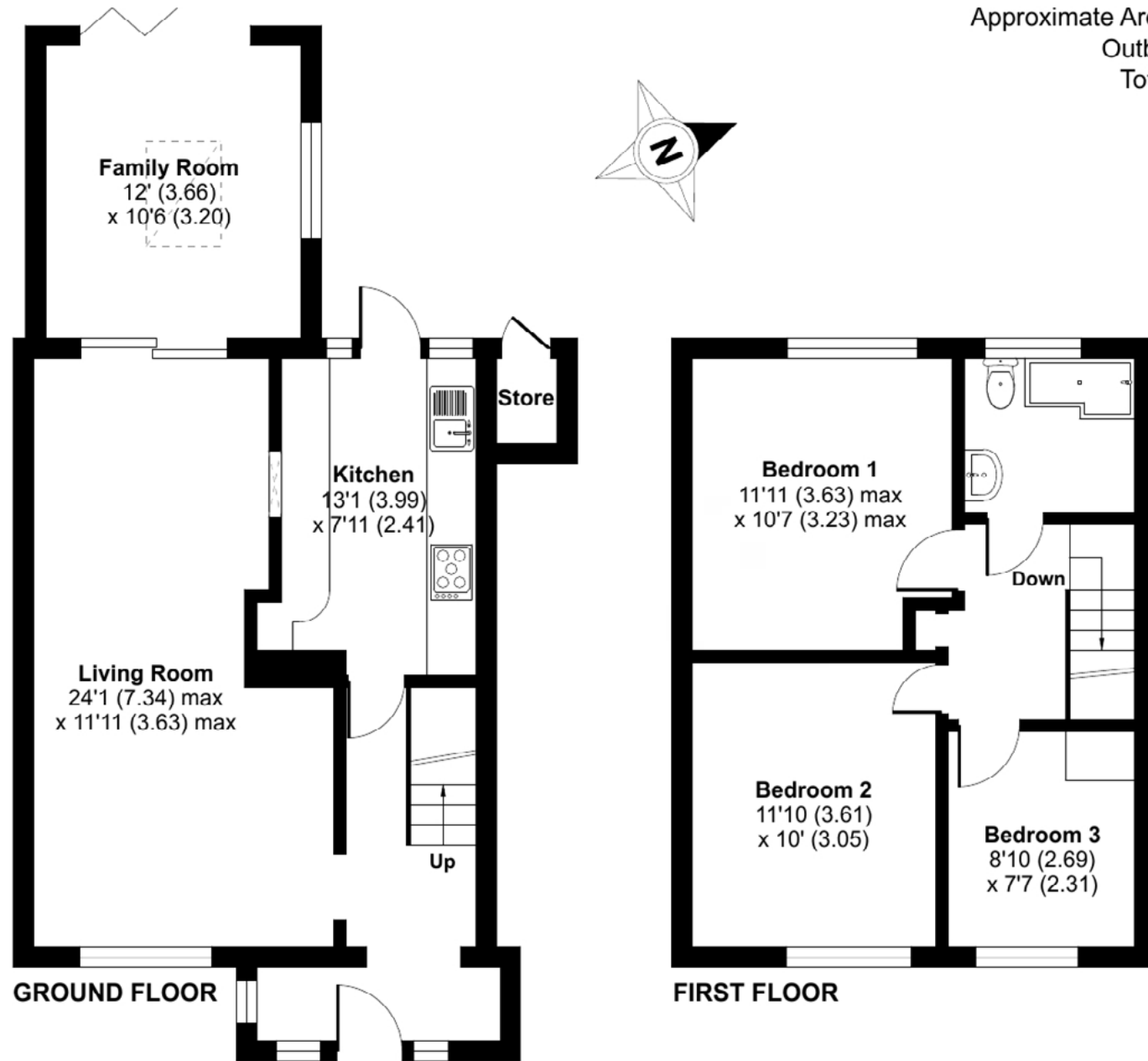
Mortimer Close, Hartley Wintney, Hook, RG27

Approximate Area = 1050 sq ft / 97.5 sq m

Outbuilding = 9 sq ft / 0.8 sq m

Total = 1059 sq ft / 98.3 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). © nitchecom 2024. Produced for McCarthy Holden. REF: 1131515

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.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station

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. Land estimate is a guide and it has not been possible to quantify accurately.

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.

Directions - Postcode RG27 8EL 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 and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Mains gas fired central heating.

EPC - C (74)

Local Authority

[Hart District Council](#)
[Council Tax Band: C](#)
[£1954.87 PA for 2024/25](#)

McCarthy
Holden 

www.mccarthyholden.co.uk