

1 Monachus House
Hartley Wintney, Hampshire



1 Monachus House, Hartley Wintney, Hampshire, RG27 8NW

The Property

A beautifully presented two-bedroom ground floor luxurious apartment located on Hartley Wintney High Street measuring approximately 1,256 Sq ft. The property is built to a high standard by Shanly Homes in 2015. There are two parking spaces and private garden with the property, and it is offered with no onward chain.

Ground Floor

On entering the property there is a large hallway with storage cupboard and large cloakroom

The living accommodation is well laid out offering an open plan style of living.

The kitchen/breakfast room is set to one side and has double doors onto the private patio and garden..

The high specification kitchen has stone worktops and built in Siemens appliances - fridge/freezer, oven, microwave, induction hob, dishwasher. There is also a built in washing machine. It has large, sash windows creating a beautiful light room, which has space for a kitchen table and seating.

The living room is large, also providing ample

space for a dining room table. It has sash windows spanning from floor to ceiling, overlooking both the internal courtyard and personal garden..

From the living room there is an inner hallway, which could be used as a study area. This leads to the bedrooms and bathroom.

The impressive principal bedroom has floor to ceiling sash windows allowing light to flood in, with a built in four-door wardrobe. This leads to a luxurious, immaculate en-suite shower room.

The second bedroom is again a good size, with built in double wardrobe and large sash window.

The main bathroom is spacious with room for additional storage and has a large shower.

Both bathrooms have underfloor heating.

Outside

The boundary is fenced with metal and wood and mature hedging for privacy. There is outside lighting, power and a water tap.

Two parking spaces are provided.

The building is gated, with access via a video entry

phone system into the courtyard area. Private access to personal front door.

Location

Monachus House is right in the village centre of Hartley Wintney.

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.

The town of Fleet lies some 4 miles away catering more for day to day needs and has a mainline station offering a fast service to London Waterloo.

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).

















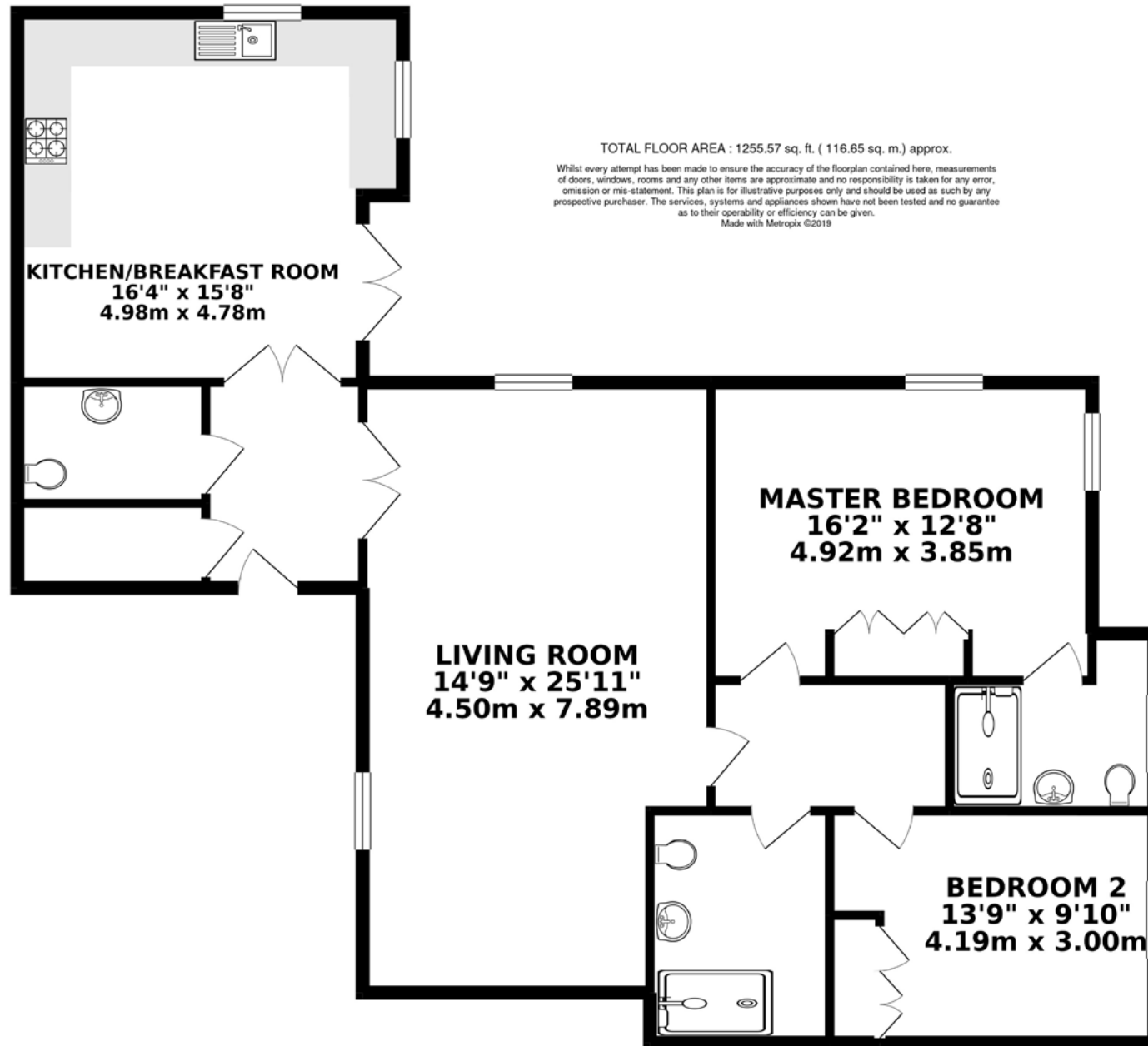








GROUND FLOOR 1255.57 sq. ft.
(116.65 sq. m.)



TOTAL FLOOR AREA : 1255.57 sq. ft. (116.65 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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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.

Directions - Postcode RG27 8NW 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.

Local Authority

[Hart District Council](#)

EPC - C (75)

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