

19 Barnwells Court
Hartley Wintney, Hampshire



19 Barnwells Court, Hartley Wintney, Hampshire, RG27 8AY

The Property

An attractive three bedroom, mid terrace town house within a courtyard style development in the centre of the Hampshire village of Hartley Wintney.

Ground Floor

Entering via the front door the hallway opens to a kitchen on the left with a bay window, fitted cabinetry, electric oven, gas hob with extractor hood, integrated washing machine and fridge/freezer.

To the rear of the property is the living/dining room, which generously proportioned and benefits from French doors out to the patio garden.

There is also a ground floor WC.

First Floor

On the first floor there are two double bedrooms, both with fitted wardrobe storage, and a central bathroom.

Second Floor

The second floor offers a principal bedroom suite with fitted wardrobes and a modern en-suite shower room. There is also access to eaves storage on this floor.

Outside

The property benefits from one allocated parking space within the development.

The rear garden is fully paved with timber fence boundaries, small storage shed and gated rear access.

Location

Barnwells Court is right between Hartley Wintney's thriving high street, full of shops, cafe's and other amenities and the historic Cricket Green and village duck pond.

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).









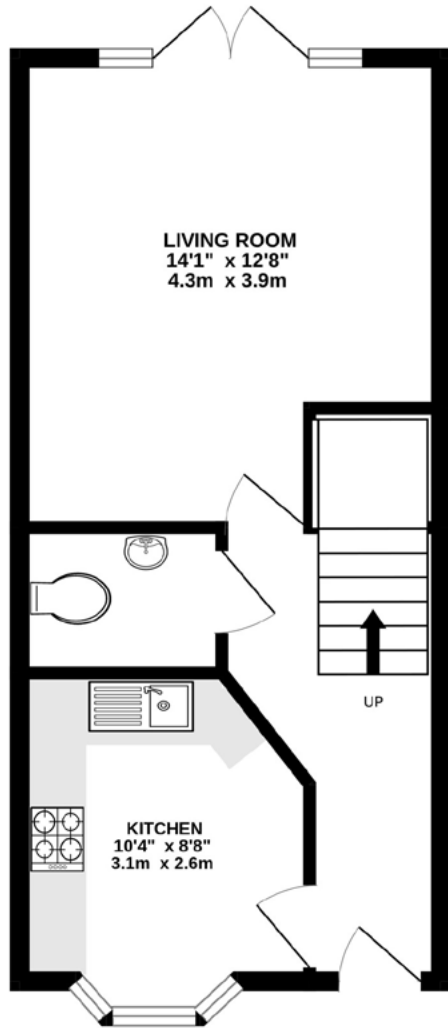




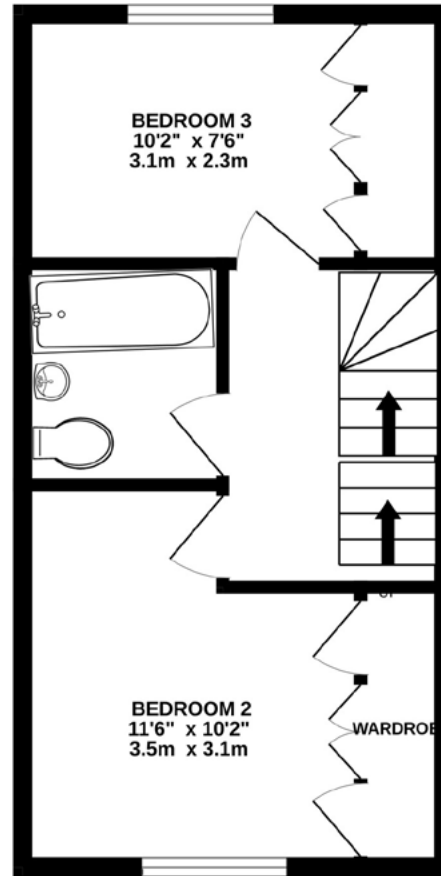




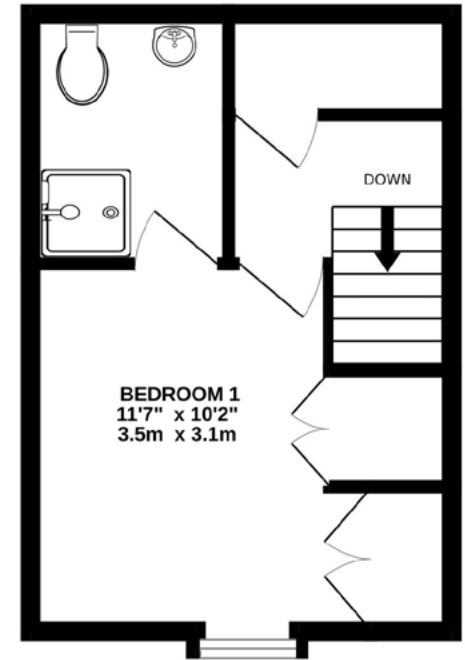
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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



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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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 8AY 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 (72)

Local Authority

[Hart District Council](#)
[Council Tax Band: E](#)
[£2564.89 for 2023/24](#)

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