

Flat 3 Walburton House
Cricket Green Lane, Hartley Wintney



3 Walburton House, Hartley Wintney, Hampshire, RG27 8RU

The Property

A characterful two double bedroom, first floor apartment in the heart of Hartley Wintney, overlooking the historic Oak Commons.

Accommodation

Accessed via a pretty pedestrian gate off Cricket Green Lane through the communal gardens, the main front door has a buzzer entry system and leads into a generous communal lobby.

The staircase leads up to the first floor, where the door to number 3 can be found.

Into the entrance hall, bedroom one is to the left and is a generous size.

Next is the main living/dining room, which is a large dual aspect room, with feature fireplace, original exposed timber floors and wonderful views over the Oak Commons to the front.

Off the entrance hall is the open plan kitchen separated from the hall by a breakfast bar. The kitchen area itself has a range of integrated appliances including a modern gas range cooker with extractor hood.

Next is the bathroom which has a shower over bath configuration.

Finally, bedroom number two is on the opposite

side of the apartment and is another large double room, with a lovely bay window, exposed brickwork wall and integrated storage.

Outside

The building benefits from a private car park with allocated parking, as well as beautifully maintained and well stocked communal front, rear and side gardens.

Location

Positioned less than a five minute walk from Hartley Wintney's high street, Walburton House is ideally located.

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).






















Walburton
House



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 8PH 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 (69)

Local Authority

[Hart District Council](#)
[Council Tax Band: E](#)
[£2687.94 PA for 2024/25\](#)

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