

6 Hartford Terrace  
Cricket Green, Hartley Wintney



## 6 Hartford Terrace, Cricket Green, Hartley Wintney, Hampshire, RG27 8PL

### The Property

A well presented two bedroom terraced cottage looking out over the Hartley Wintney cricket green at the heart of this charming hampshire village. Offered to the market with no onward chain.

### Ground Floor

From the front door into generous reception room with dining area and lounge area with open fire place.

To the rear is the kitchen which has a range of cabinetry, a utility area and door out to the rear garden,

### First Floor

On the first floor there are two bedrooms and a bathroom.

Bedroom one is front aspect overlooking the green and has integrated wardrobe storage.

Bedroom two is to the rear and is a single room.

The bathroom is bright and modern with shower over bath configuration.

### Second Floor

On the second floor there is a bonus room accessed from the first floor landing which could be used as an occasional bedroom or as a study/work from home space.

### Outside

At the front of the property there is a paved front garden/terrace looking out over the cricket pitch and common - ideal for taking in a summer cricket match!

To the rear there is a hard landscaped garden with patio and south-westerley aspect. There is also a rear gate with access out to a block of garages, which this property benefits from an end terrace single garage.

### Location

Hartford Terrace is located alongside the Cricket Green, which is just a few minutes stroll to the village 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).















































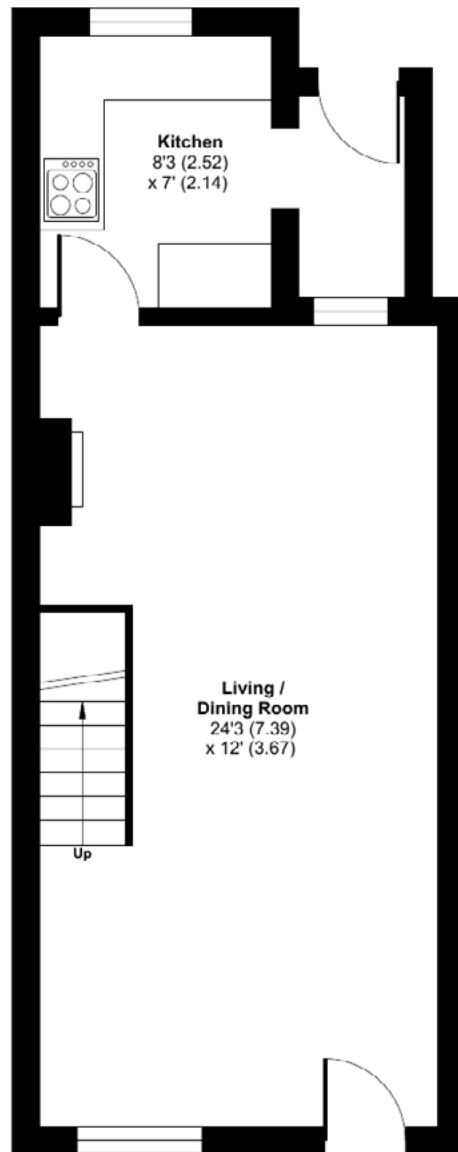
# Hartford Terrace, Hartley Wintney, Hook, RG27

Approximate Area = 843 sq ft / 78.3 sq m

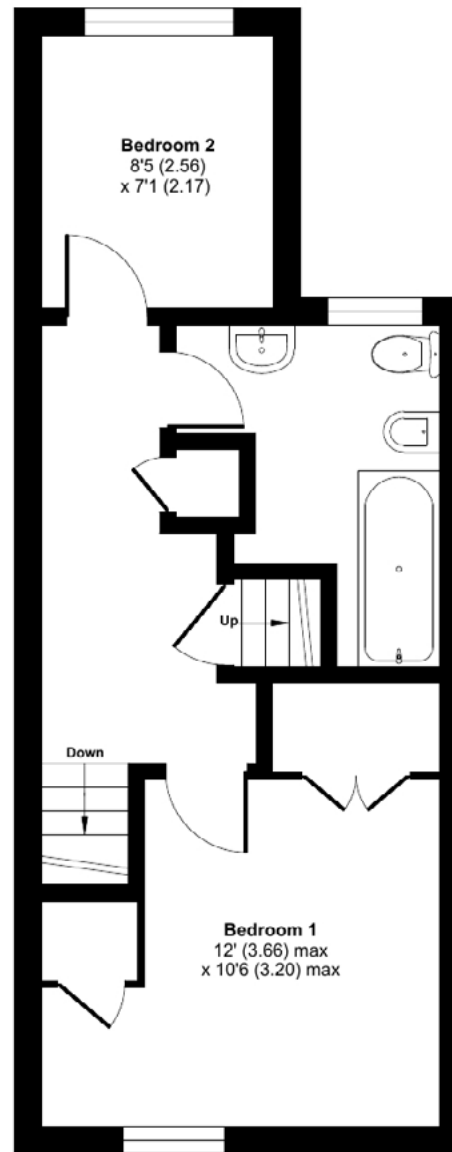
Limited Use Area(s) = 63 sq ft / 5.8 sq m

Total = 906 sq ft / 84.1 sq m

For identification only - Not to scale

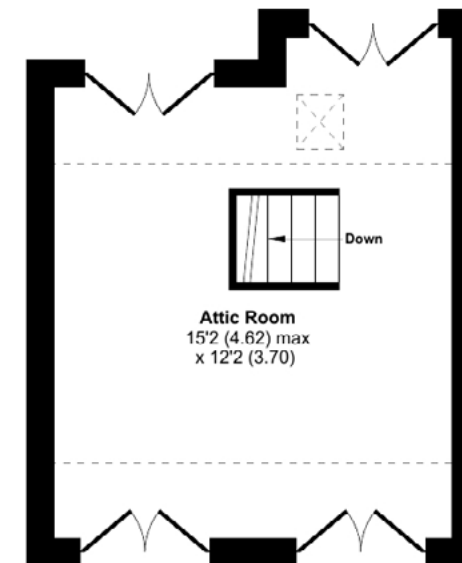


GROUND FLOOR



FIRST FLOOR

Denotes restricted  
head height



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.  
Produced for McCarthy Holden. REF: 1221087



# 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

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.

Services & Material Information	
Water – Mains	Materials used in construction - Brick.Timber truss and joists, tiled roof.
Gas – Mains	How does broadband enter the property - Unknown
Electric – Mains	Broadband Checker - <a href="https://www.openreach.com/fibre-broadband">https://www.openreach.com/fibre-broadband</a>
Sewage – Mains	Mobile Signal - Unknown, depends on carrier
Heating – Gas	To check broadband and mobile availability please visit: <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
EPC - E (52)	Accessibility Accommodations - None

Directions - Postcode RG27 8PL. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

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: D - £2199.22 2024/25  
Hart Council

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