

11 Meadow Lane  
Hartley Wintney, Hampshire





# 11 Meadow Lane, Hartley Wintney, Hampshire, RG27 8RF

## The Property

A rare opportunity to acquire a superb five bedroom family home on one of the most desirable roads in the village of Hartley Wintney.

Built by renowned local builder Pool & Sons and extended by the current owner, this property is move in ready but also ideal for extension and modernisation.

## Ground Floor

Entering via the front door there is an entrance porch leading to the main hallway. From here there is a large dual aspect living room to the left, which has a feature brick fireplace with gas fire.

There is also a dining room adjacent, which has a double glazed door out to the patio and garden beyond.

The kitchen is modern with a range of integrated Neff appliances, granite worktops and tiled splashbacks.

There is also a utility room off the kitchen with tiled floor and doors to the integrated garage, front driveway and rear garden. The ground floor also benefits from a WC off the main hallway.

## First Floor

Upstairs there is a bright landing with large window looking out over the frontage.

There are four double bedrooms and one generous single room, a bathroom with bath and shower cubicle and separate WC.

All bedrooms benefit from integrated or fitted storage.

## Outside

The property has a generous frontage surrounded by mature hedges, accessed via a gravel driveway. There is an attractive front lawn with shrub beds, an integral single garage and a car port attached to the side of the property.

The rear garden is a good size, with a large area of patio with green house, shed and summer house. There is a large lawn area and a range of mature shrubs and trees in the garden.

## Location

Meadow Lane is less than a 5 minute walk from the centre of Hartley Wintney village and its thriving 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).













































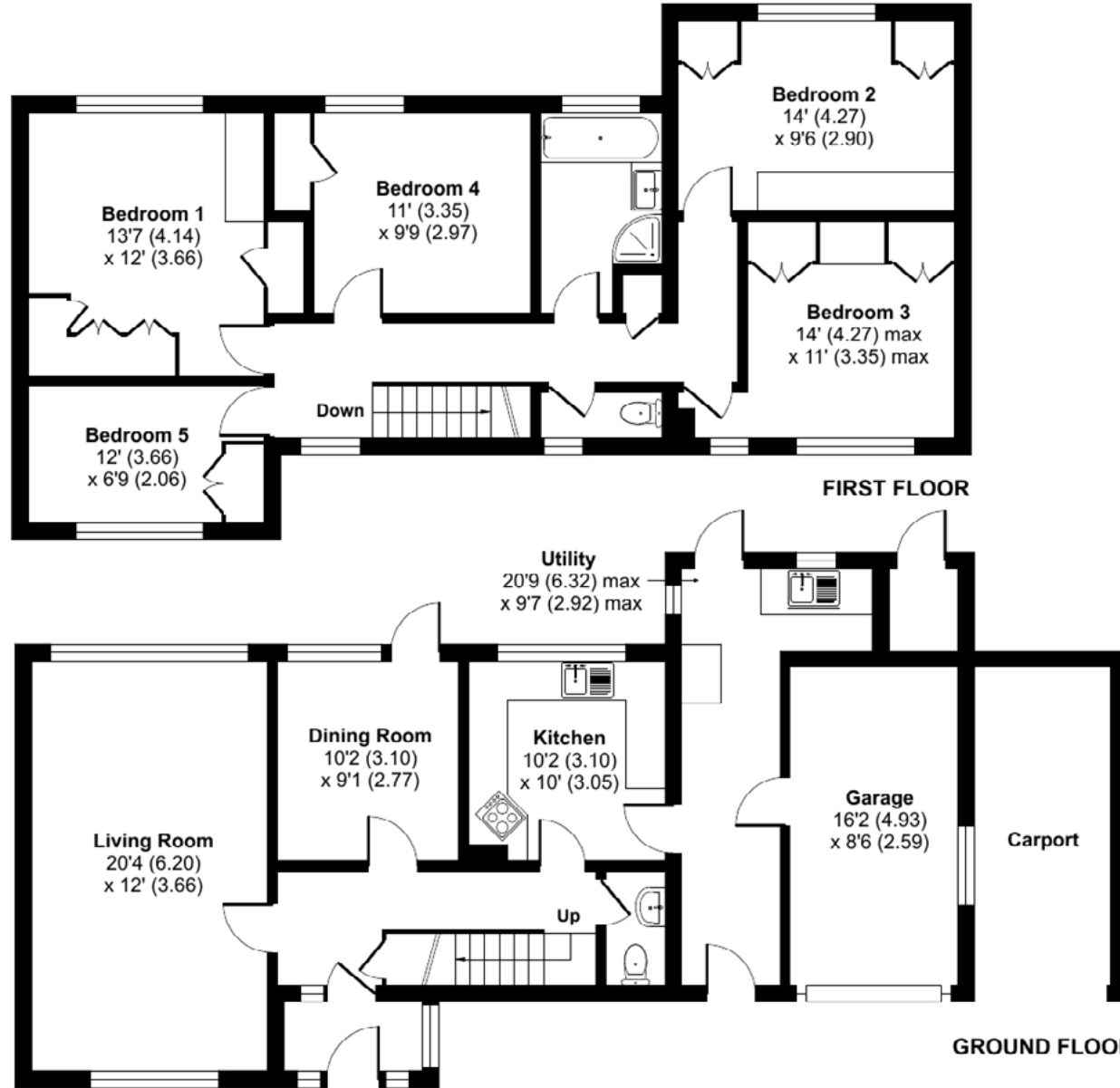
# Meadow Lane, Hartley Wintney, Hook, RG27

Approximate Area = 1649 sq ft / 153.1 sq m (excludes carport)

Garage = 137 sq ft / 12.7 sq m

Total = 1786 sq ft / 165.8 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: 1074683











# 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 8RF 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](#)  
[Council Tax Band: F](#)

EPC - D (60)

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