

5 Hartley Grange
Grange Lane, Hartley Wintney



5 Hartley Grange, Grange Lane, Hartley Wintney, Hampshire, RG27 8HH

The Property

An elegant and well presented four bedroom, two bathroom home that is part of the Grade II Listed Hartley Grange.

The main manor having been originally built in the 17th Century, this property was effectively created by the reconfiguration and extension of the old manor house

Ground Floor

From the main entrance hall there is a utility room to the left, then forwards into the inner hallway. To the left is the main living room with feature fireplace and inset log burner and double doors out to the garden.

To the right is the open plan kitchen/dining area which benefits from modern shaker style cabinetry, granite worktops and a full range of appliances. Adjacent is a family room with further double doors out onto the patio area.

Accessed from the dining area of the kitchen is a generous study, which in turn leads to an internal access door out to the integral garage.

Back to the main hallway there is a WC and stairs leading to the first floor landing.

First Floor

Upstairs there are four bedrooms and two bathrooms.

The main bedroom benefits from fitted wardrobe storage, garden views and a recently re-fitted en-suite shower room.

Bedroom two is also a rear aspect double room.

Bedroom three is a front aspect double room.

Bedroom four is a front aspect large single room, currently in use as a walk in wardrobe/dressing room.

The main bathroom is adjacent to bedroom two and has also been recently re-fitted.

Outside

The property is accessed over a long shared gravel driveway which approaches the original manor house. There is parking directly outside the front door for multiple vehicles.

To the rear there is a beautiful garden with well maintained lawn, mature trees, shrubs and flower beds as well as a lovely paved area off the back of the house.

There is also a charming shepherds hut recently installed with power and a log burning stove. This is subject to negotiation as may be sold prior. Contact the agent to discuss.

Location

Grange Lane is less a mile from Hartley Wintney High Street via a number of woodland footpaths.

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).







































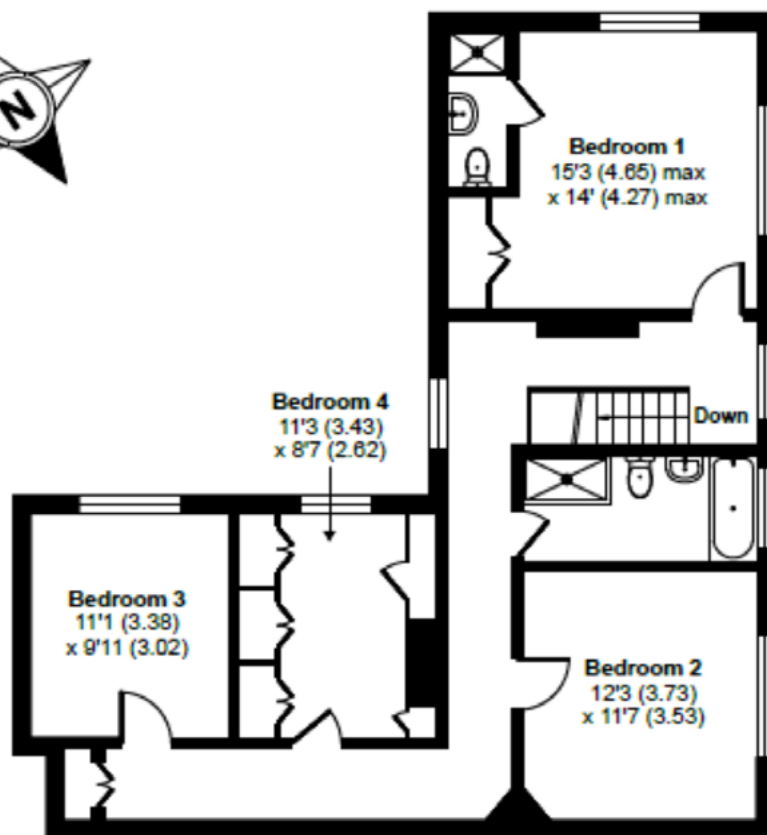




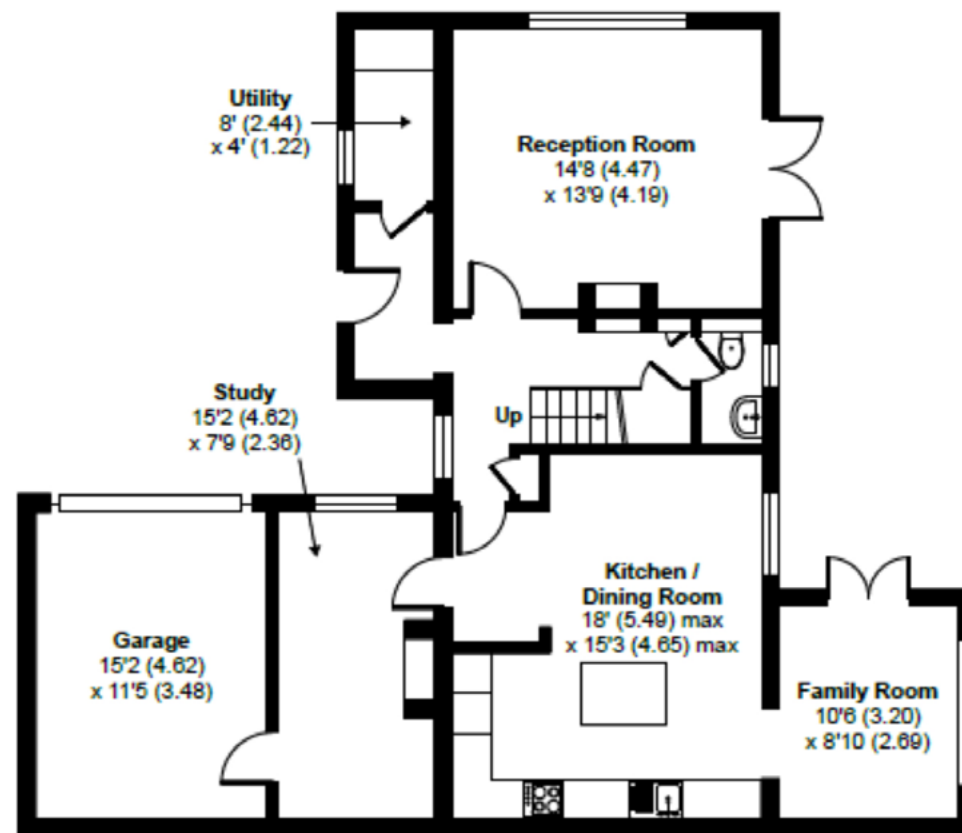
Hartley Wintney, RG27

Approximate Area = 1980 sq ft / 183.9 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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

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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 8HH 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](#)
[£2687.94 - 2024/25](#)

EPC - EXEMPT - GRADE II LISTED PROPERTY



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