

## 2 Shapley House Hartley Wintney, Hampshire





# Flat 2, Shapley House, Hartley Wintney, Hampshire, RG27 8HY

## The Property

A genuinely unique “garden apartment” on the ground floor of this former manor house - Shapley House. With three good sized bedrooms, a modern kitchen and vast living/dining space as well as both private gardens and the use of further communal garden space, there is also a brick outbuilding with home office and gym.

## Accommodation

Through the private front door into a utility/boot room space with plenty of storage, the property then opens up to the modern kitchen, which has a range of wall mounted and base level cabinets, a large island/breakfast bar and a full range of integrated appliances. There are also bi-folding doors leading out to the private garden and outbuilding.

Onwards to a central hallway, to the left is the vast living/dining space which has a number of original features including large bay window with raised seating area and garden views, timber beams in the ceiling, decorative wood panelling and an open fireplace now with log burning stove as well as traditional solid block parquet flooring.

Back to the hallway, there are two good sized bedrooms to the right as well as the family bathroom which has also been completely refitted by the current owners. Opposite the bathroom is the main bedroom which is impressive in size

measuring over 22 feet from the door into the bay window. There is also a beautiful feature fireplace and now a new en-suite shower room here.

## Outside

Off the kitchen there is access to the side garden which is solely owned by this property. Here there is a brick built outbuilding which is currently in use as both a home office and a home gym, also complete with another wood burning stove. At the rear of the apartment there is a private gravel terrace ideal for outdoor entertaining and dining, and then steps leading on to another area of lawn as part of this property.

The communal grounds beyond create some lovely views and further opportunity to enjoy outdoor living, culminating in an area of woodland to look out upon.

This genuinely unique property also benefits from a garage opposite the front door and a further storage area in the cellar.

There is also plentiful parking for residents and guests alike.

## Location

Hartley Wintney is an historic village within the Hart District of Hampshire centred around the High Street, cricket green and duck ponds.

The village offers a good range of shops for day to-day needs with further boutique shopping and independent outlets. There is a good number of eateries and public houses both in the village and nearby.

Local schools of note include Oakwood Infants and Greenfields Junior School in Hartley Wintney and secondary schools include Robert Mays in Odiham. Local Private Schools include St Neots Preparatory in Eversley and Lord Wandsworth College in Long Sutton among others.

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).





































































# London Road, Hartley Wintney, Hook, RG27

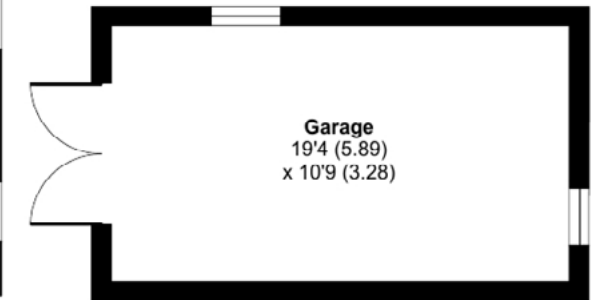
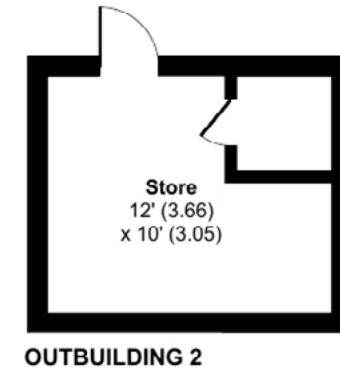
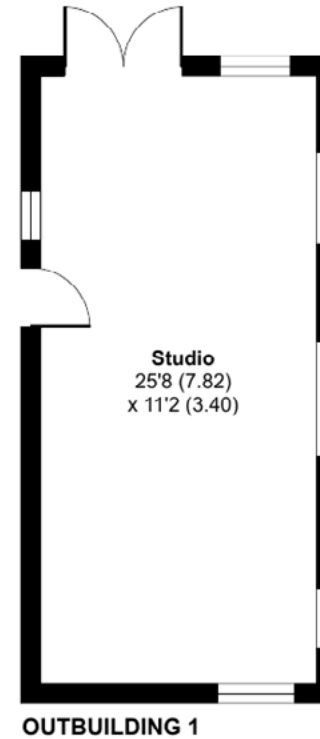
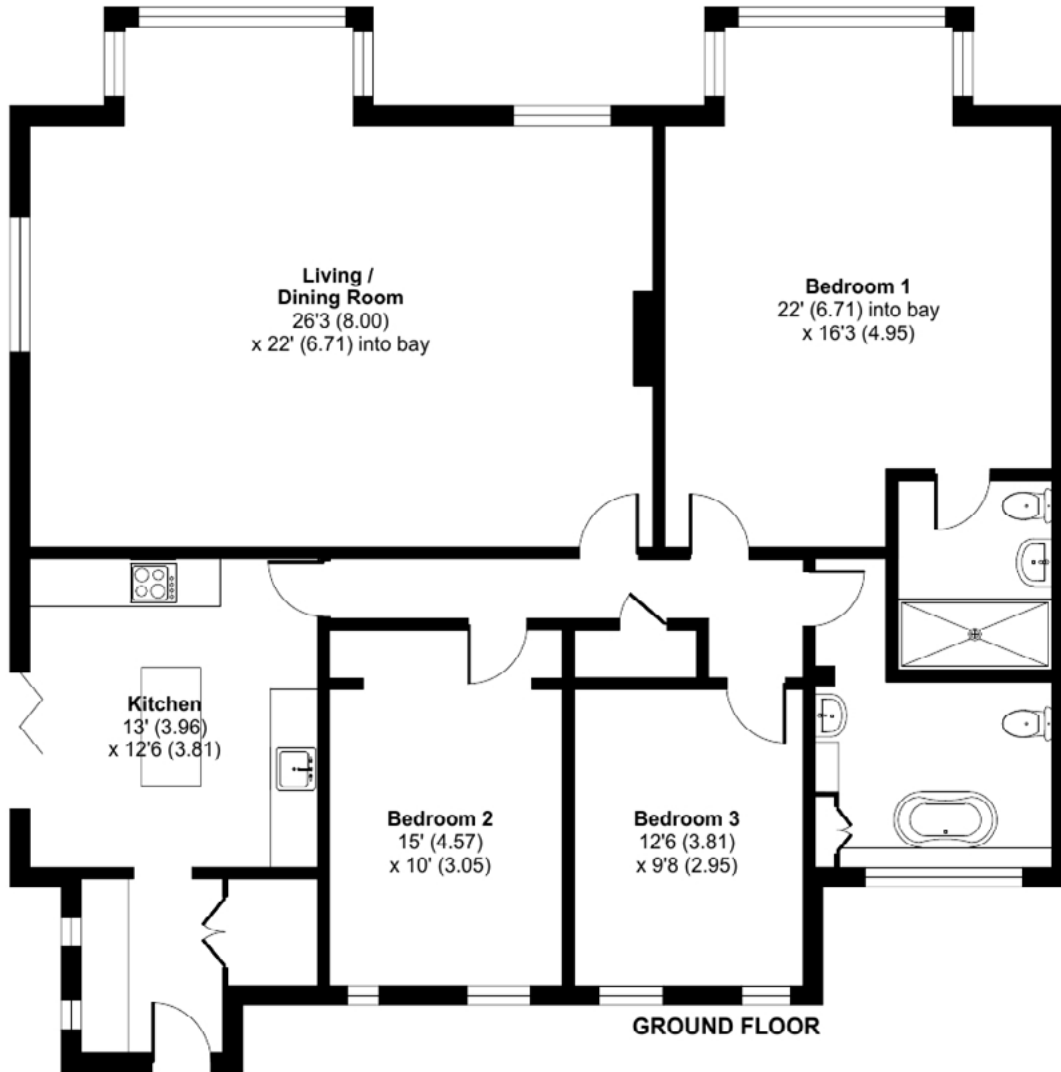
Approximate Area = 1603 sq ft / 148.9 sq m

Garage = 209 sq ft / 19.4 sq m

Outbuildings = 419 sq ft / 38.9 sq m

Total = 2231 sq ft / 207.2 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: 1105373







# 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 8HY 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.

### Viewing

Telephone:  
McCarthy Holden: 01252 842100

### Services

Mains electricity, water and shared private drainage.  
Mains gas fired central heating.

EPC - D (62)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: D](#)  
[£2199.22 for 2024/25](#)

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