

5 Silver Court  
Hartley Wintney, Hampshire





## 5 Silver Court, Hartley Wintney, Hampshire, RG27 8FJ

### The Property

A lovely three bedroom detached house with generous living room, modern kitchen/diner, driveway parking and garage all just a five minute walk from Hartley Wintney high street.

### Ground Floor

Entering from the ground floor there is a hallway with access to the kitchen/diner, living room, WC and stairs to the first floor.

The living room is to the right and is a generous size with feature fireplace and attractive bay window to the front.

To the rear of the house is a well equipped kitchen/dining room with tiled floor, shaker style cabinetry, a full suite of appliances, quartz worktops and tiled splashbacks. There is space for a dining table and there are double doors leading out to the patio and garden beyond.

### First Floor

On the first floor there are three bedrooms and two bathrooms as well as an airing cupboard all off the spacious landing.

Bedroom one has a range of fitted wardrobes and is en-suite with a generous shower room.

Bedroom two is also a double room with rear aspect and more fitted storage.

Bedroom three is a good single room or study.

The main bathroom is fully tiled and has a shower over bath configuration.

### Outside

The property has a driveway leading to single garage and rear garden access gate. There is also an overly generous amount of visitor parking to the front of the property.

The rear garden is south facing with an area of patio directly off the back of the house. There is an area of lawn with mature and attractive planting and shrub beds all around.

### Location

Silver Court is located less than 1 mile from the village centre of Hartley Wintney.

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.

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).



































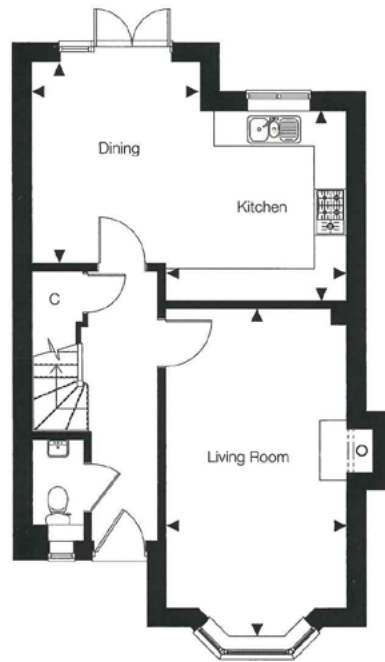






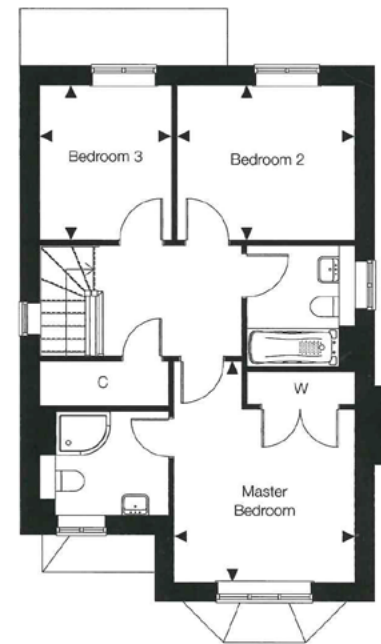






### GROUND FLOOR

Kitchen	3.51m x 3.34m	11'6" x 11'0"
Living Room	6.10m x 3.34m	20'0" x 11'0"
Dining	3.71m x 3.11m	12'3" x 10'3"



### FIRST FLOOR

Master Bedroom	4.07m x 3.34m	13'3" x 10'9"
Bedroom 2	3.29m x 2.86m	10'9" x 9'3"
Bedroom 3	2.86m x 2.43m	9'3" x 7'9"



# 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.

### Services & Material Information

Water – Mains

Gas – Mains

Electric – Mains

Sewage – Mains

Heating – Gas

EPC B (85)

Materials used in construction - Brick & block, timber truss, tiled roof.

How does broadband enter the property - FTTP (fibre to the premises

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 8FJ. 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 is F

Hart Council - £3176.65 PA - 2024/25

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