



McCarthy
Holden

Shapley Grange
Hartley Wintney, Hampshire

www.mccarthyholden.co.uk

2 Shapley Grange, London Road, Hartley Wintney, Hampshire, RG27 8FL

The Property

A superb, high specification four bedroom family home built to exacting standards in 2020. The property is in a gated development of just 7 houses, all less than five minutes drive from Hartley Wintney High Street and Winchfield Train Station.

Ground Floor

Entering from the front door there is a spacious hallway with engineered oak flooring, under stairs storage, integrated coat and boot cupboards and a WC with tiled floor and automatic LED lighting.

To the left is a dining room with bay window, currently in use as a games room.

To the right is a generous study with matching bay window and storage cupboard. Further to the right is the living room which is dual aspect with double doors out to the garden and a sandstone fireplace with log burning stove.

Finally the kitchen/diner is to the rear with an spacious open plan feel. Continuing the engineered oak flooring from the hall, there is a large island with breakfast bar overhang as part of the stone worktop, the gas hob is also fitted into the island.

The kitchen comprises of modern shaker style cabinetry, a full range of integrated Siemens appliances as well as Caple wine/drinks fridge. Adjoining the kitchen is a utility area with worktop and plumbed in washing machine and tumble dryer.

First Floor

On the first floor there are four double bedrooms and three bathrooms.

Bedroom one is rear aspect with walk in wardrobe area containing fitted storage and a simply stunning luxury en-suite bathroom with automatic night time low lighting, ceramic tile flooring, dual vanity sinks, large walk in shower and separate bath.

Bedroom two is also rear aspect and a good sized double room with high specification en-suite shower room with ceramic tile flooring and wall tiles and automatic night time low lighting.

Bedroom three is a front aspect double with full wall of fitted wardrobe storage.

Bedroom four is a smaller double and currently in use as a gym room.

The family bathroom has the same high specification finishes with a shower over bath configuration.

Outside

The property is in a small gated development of 7 houses built in 2020.

There is a private block paved driveway with parking for two vehicles as well as an attached double garage which also has space for two large vehicles inside the electric folding door. The garage also has internal access to the utility room/kitchen.

The rear garden benefits from two areas of lawn with a bespoke area of raised decking for entertaining with surrounding landscaping and planting. There is also paving directly off the back of the house and a concrete base with timber shed.

Location

The property is located about 1.5 miles from Hartley Wintney centre - less than five minutes by car. The village offers a wide range of amenities including shops, cafe's & food venues as well as doctors, dentists and more.

Winchfield train station is less than 1.5 miles distant, offering trains to London Waterloo in less than an hour.

Heathrow Airport is about 35 miles and Farnborough Airport is about 11 miles distant. 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).









































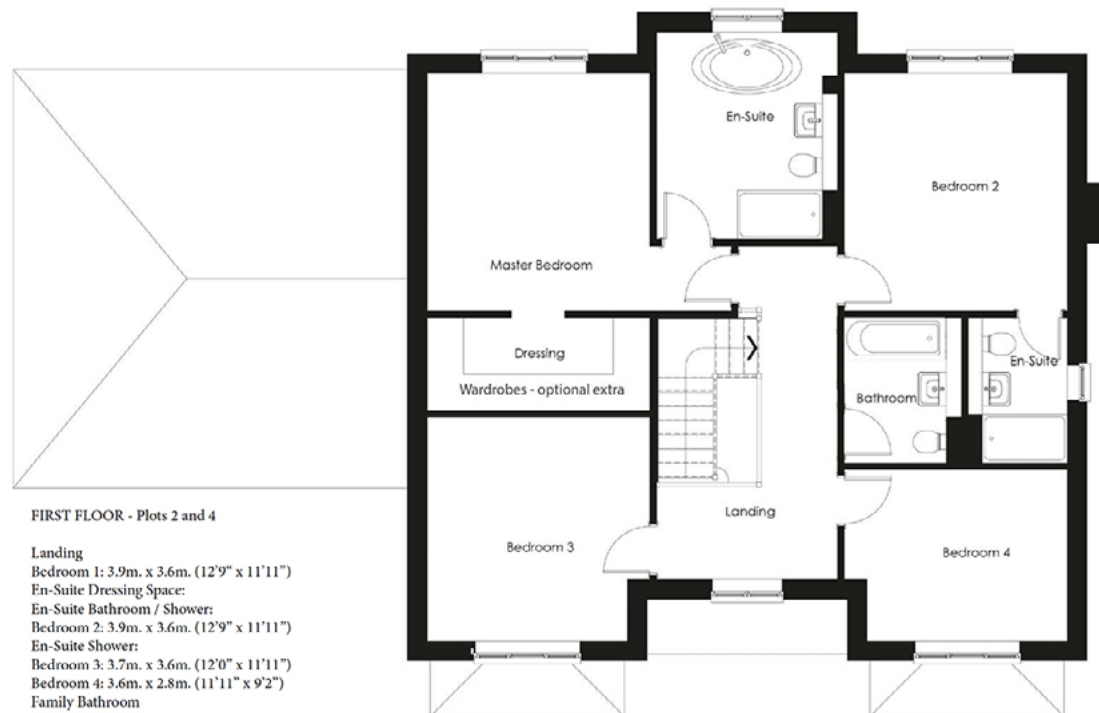
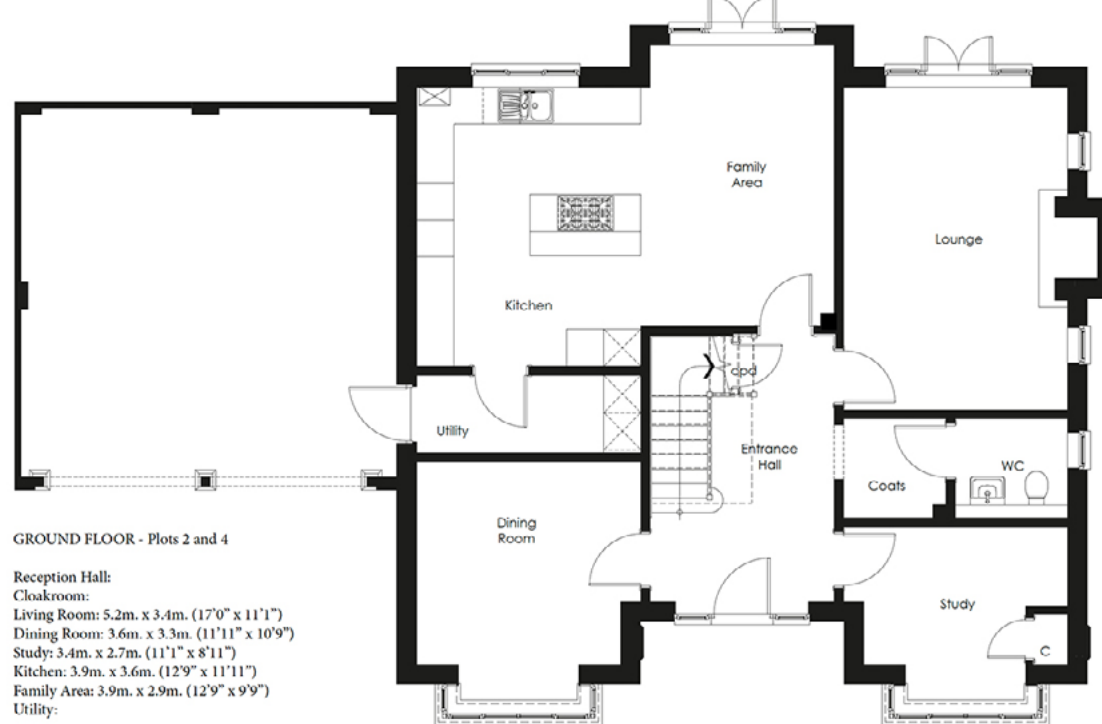












Consumer Protection Regulations

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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 8FL 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

EPC - B (84)

Services

Mains electricity, water and private drainage.
Drainage is via communal water treatment plant
serviced and maintained by the management company

for the development, run by the owners.

Local Authority

Hart Council

Council Tax Band - G

£3665.37 for 2024/25

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