

Sunnyside, Cricket Green
Hartley Wintney, Hampshire



Sunnyside, Cricket Green, Hartley Wintney, Hampshire, RG27 8PG

The Property

A rare opportunity to acquire a beautiful double fronted, three bedroom detached character home right in the centre of Hartley Wintney Village and in exceptional order throughout.

Ground Floor

The main entrance door is to the side of the property opening into an internal hallway which gives access to all the main living space. To the left is a drawing room with a bay window, feature fireplace and hardwood flooring.

Next is the living room which also features a bay window with plantation shutters and another attractive fireplace, providing versatile ground floor reception space.

The kitchen/breakfast room is a generous size with large rustic stone floor tiles, a dining area with large integrated dresser for further storage,, and bespoke hand painted in-frame kitchen units by Howard Wilson Robinson. There are also French doors leading out to the pretty rear garden.

The main kitchen area benefits from a butler sink, a large gas range cooker with recessed extractor hood, stone worktops and an adjacent utility area and WC beyond.

First Floor

The first floor has a spacious landing which provides access to three double bedrooms and a luxury bathroom.

Bedrooms one and two are very generous double rooms, one front aspect and one rear aspect. Bedroom three is a smaller double room and has an attractive front aspect with views over the Oak Commons.

The luxurious bathroom is well proportioned with a stunning, free standing roll top bath, and a fully tiled, large walk in shower.

Outside

The property is ideally situated on a small lane just off both the Cricket Green and Hartley Wintney High Street. There is a gravelled frontage for parking and residents permit only parking on the lane.

The private rear garden has a pretty timber summer house, a charming area of brick patio and an area of lawn, with side access to the front of the property.

Location

Sunnyside is located right in the heart of the village, between the High Street and the Cricket Green.

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).













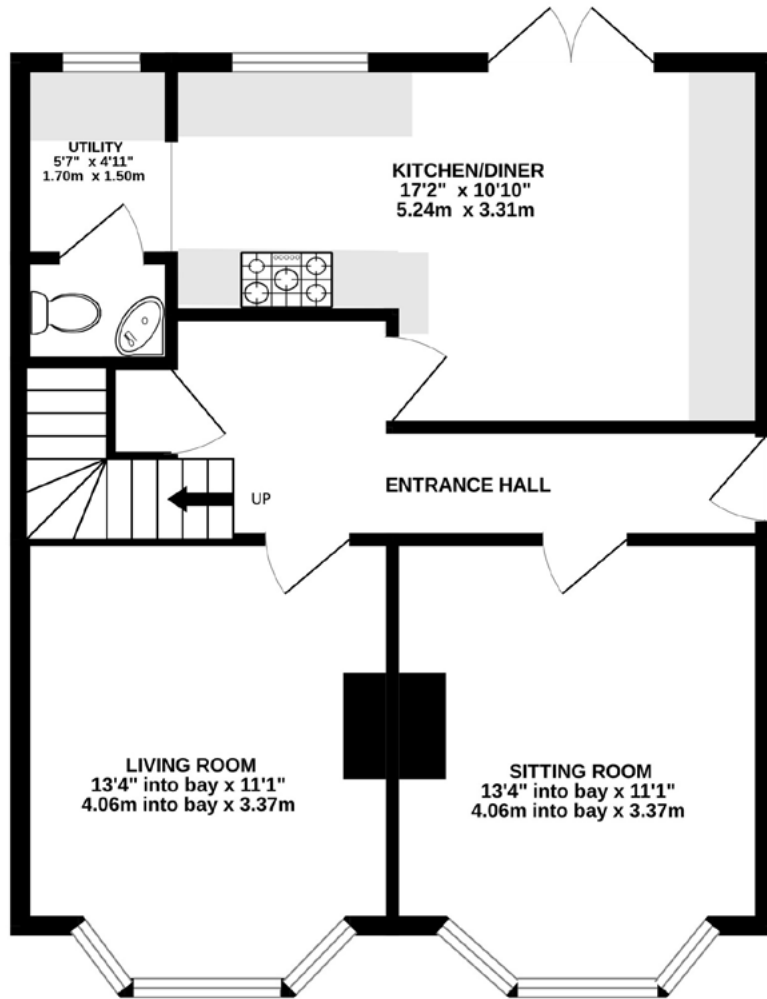




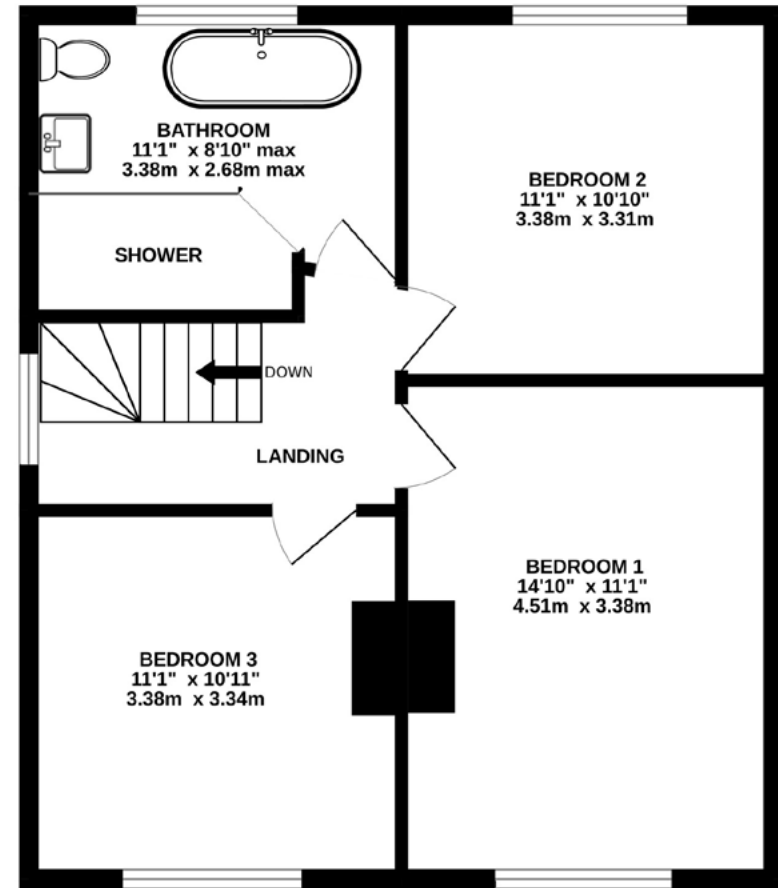




GROUND FLOOR
621 sq.ft. (57.7 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1227sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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 8PG 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.

EPC - E (53)

Local Authority

[Hart District Council](#)

[Council Tax Band: D](#)
[£2098.55 PA - 2023/24](#)



www.mccarthyholden.co.uk