

11 Albion Place
Hartley Wintney, Hampshire



11 Albion Place, Hartley Wintney, Hampshire, RG27 8RL

The Property

A well-presented two bedroom, mid terraced cottage with plentiful character features including exposed brickwork, feature fireplaces and even an open fire in the living room.

Ground Floor

Entering via the front door to the living room, the character charm immediately makes you feel welcome in this lovely home. The living room itself is open to the adjacent dining room and offers and exposed brick chimney which houses an open fireplace.

Next is the dining room which has another brick fireplace as well as a view out to the garden. This in turn leads onwards to the kitchen.

The kitchen itself has a range of integrated appliances including an electric range style oven/cooker, as well as generous worksurface space and both ground level and wall mounted cabinetry.

Off the back of the kitchen lobby area is the bathroom, which offers a shower over bath configuration.

First Floor

Access to the first floor is via the staircase from the dining area.

Here there are two bedrooms. The main bedroom is front aspect and benefits from an exposed brick chimney with feature period fireplace. There are integrated wardrobes either side of the chimney.

Bedroom two is rear aspect and could be suitable as either a study or bedroom.

Outside

The property offers an attractive gated frontage and is located a short walk from the village high street and charming Oak Common.

To the rear there is a patio area in the garden as well as a generous area of lawn, and a pergola at the end of the garden.

Location

Albion Place is located just under half a mile from the village centre of Hartley Wintney - less than a ten minute walk.

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).

Nearby Winchfield train station offers trains to London Waterloo in under 1 hour.







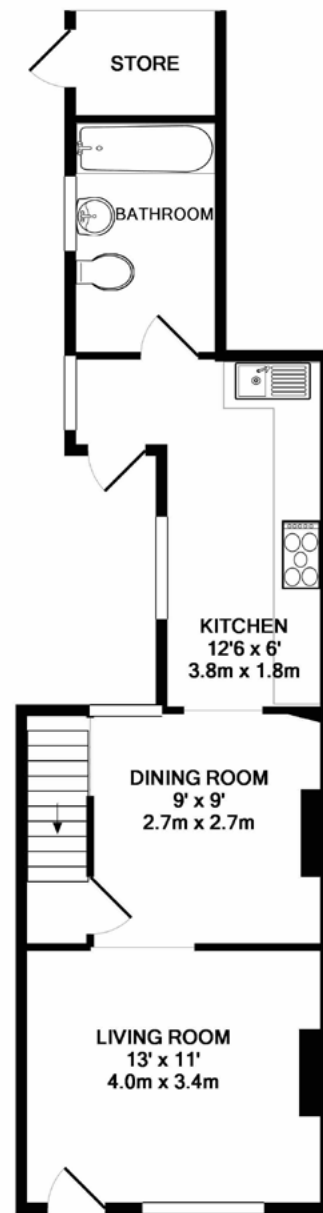




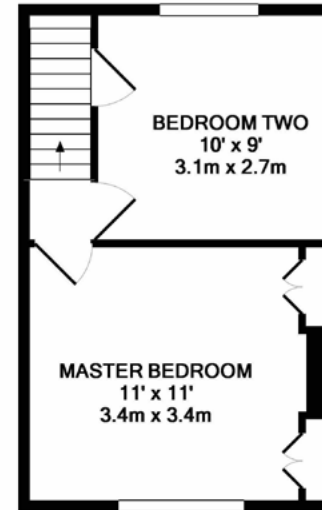








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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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 8RL

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 - C (69)

Local Authority

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

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