

HILL FARM, HAZELEY LEA, HARTLEY WINTNEY, HOOK, HAMPSHIRE.









## The Property

A substantial detached period home with a wealth of character offering flexible accommodation and far reaching views of surrounding countryside

The gated entrance leads to a gravelled driveway offering ample parking and access to 2 garages (please note the 3rd garage and annexe above are not included in any tenancy)

The entry hall offers a good size coat/boot cupboard and leads into a formal entry area/sitting room with wood burning stove. This leads to a further sitting room with feature fire and French doors overlooking the gardens.

There are wooden steps leading to a study area and the eat in country style kitchen is found beyond and offers an oil fuelled range stove, gas hob, electric oven and under counter fridge. There is also access to a cellar.

To the rear of the kitchen there is a utility room with space for a washing machine, tumble dryer and fridge/freezer. Beyond this there is a shower room and good size family room with door to the rear patio and gardens.

Upstairs the property benefits from 4 good sized bedrooms and has been re-carpeted. Bedroom 2 benefits from an en-suite shower room, fitted wardrobes and access to the main bedroom. There is also a family bathroom with shower over the bath.

Outside there are formal gardens to the side and rear, offering views as they slope down towards adjacent fields.

The property is unfurnished and available now.

Energy Efficiency rating - E /Council tax Band - G /Tenancy Length – 12 months

## ADDITIONAL CHARGES

Security deposit - £4,615.00 (5 weeks rent), Holding deposit – £923.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; [mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf](https://mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf)

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.





### SPECIAL NOTES

The property to be let is shown left and outlined in blue.

There are three **areas specifically excluded from any rental agreement** (highlighted in a red outline) and these restrictions must be adhered to by any tenant and they will form part of any tenancy agreement.

1. Garage 3 and the annexe room above all 3 garages are excluded
2. The area of the driveway where a manhole cover conceals an underground well. This manhole cover should never be opened and care with moving / parking vehicles should be applied in order to avoid this area of the driveway.
3. This area of the grounds contains a man made pond area that should not be entered into.

















































# Immediate Location

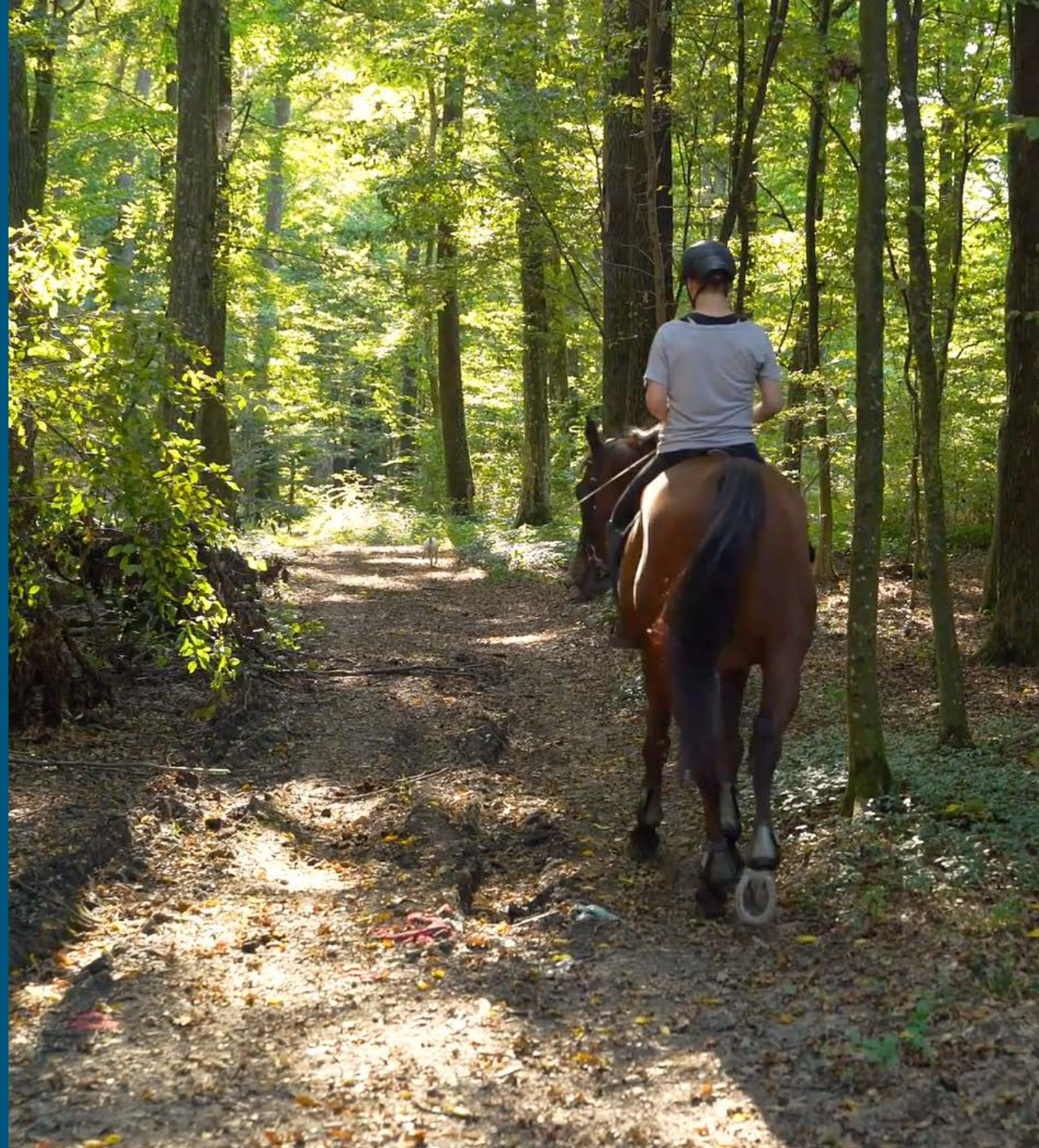
The countryside around Hazeley Heath in Hampshire is a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby on land belonging to the RSPB.

For those families interested in equestrian pursuits, there are many opportunities on the doorstep with local liverys and Wellington Riding very close by.

Eversley Tennis Club is based at St Neot's School which is within a short drive.

In the Immediate location, nearby Wellington College provides excellent sports facilities available via membership for the public to use (includes tennis gym pool classes).





# Wider Location

Located about 2.5 miles outside the charming village of Hartley Wintney, there are some excellent schools in the area including Wellington College which is about one mile away. There are many other private schools in and around the area including Holme Grange, Reddam House, Eagle House, Yateley Manor, Ludgrove, Luckley House School and St Neot's School.

The property is also well placed for the commuter with motorways - the M3 (junction 4A about 7 miles) and M4 (junction 17 about 7 miles) are both within easy reach, providing easy access to the Thames Valley corridor and motorway networks. Railway stations at Reading, Wokingham, Winchfield, Fleet, Hook and Basingstoke provide fast and regular rail services to London Paddington and Waterloo.

Extensive shopping, education and recreational facilities can be found in Fleet, Basingstoke, Reading and Guildford (all distances and times are approximate).



Eversley cricket green



Hartley Wintney High Street



The Chequers, Eversley





The renowned Wellington College  
is about 9.5 miles drive from this property.





## 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 8LZ. 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 622550

Services  
Mains electric, water. Private drainage

Local Authority  
Hart District Council  
Tel: 01252 622122

EPC: N/A



[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)