

Summerfield Cottage, Bracknell Lane  
Hartley Wintney





# Summerfield Cottage, Bracknell Lane, Hartley Wintney, Hampshire, RG27 8QH

## The Property

An attractive and well appointed four bedroom family home just a few minutes walk to the centre of the charming Hampshire village of Hartley Wintney.

## Ground Floor

From the front door there is a welcoming entrance hall with family room to the left which leads on to a utility room and side door out to the garden. Back to the hallway and round to the right there is a rear aspect dining room with double doors out to the garden.

To the left of the dining room is the modern kitchen/breakfast room with modern shaker style cabinetry and integrated appliances and fitted bench seat area.

The living room is at the far end of the hallway and is dual aspect, with feature open fireplace and further set of doors to the garden.

There is also under stairs storage and a WC to round out the ground floor accommodation.

## First Floor

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

Bedroom one is a dual aspect room with generous fitted storage and an en-suite bathroom.

## Outside

The property is ideally situated just a short walk from the high street and other wonderful village amenities. There is driveway parking for a number of vehicles as well as an attached single garage with rear access too the garden.

The total plot measures just under 0.2 of an acre, and garden reaches back around 90ft and is laid to lawn with mature hedging on three sides. There is also a summerhouse and potting shed.

## Location

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).













































































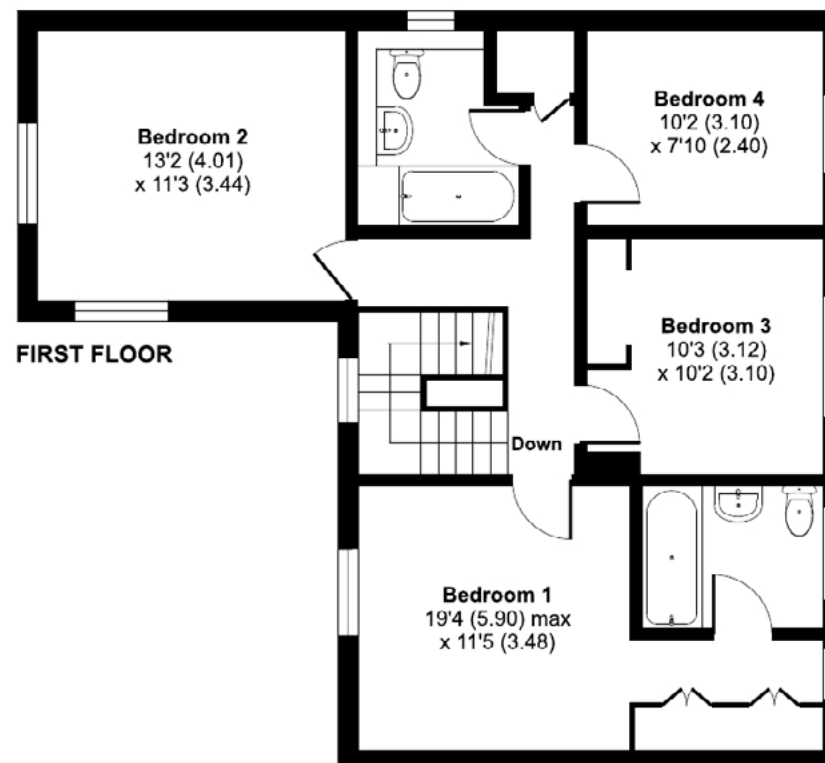
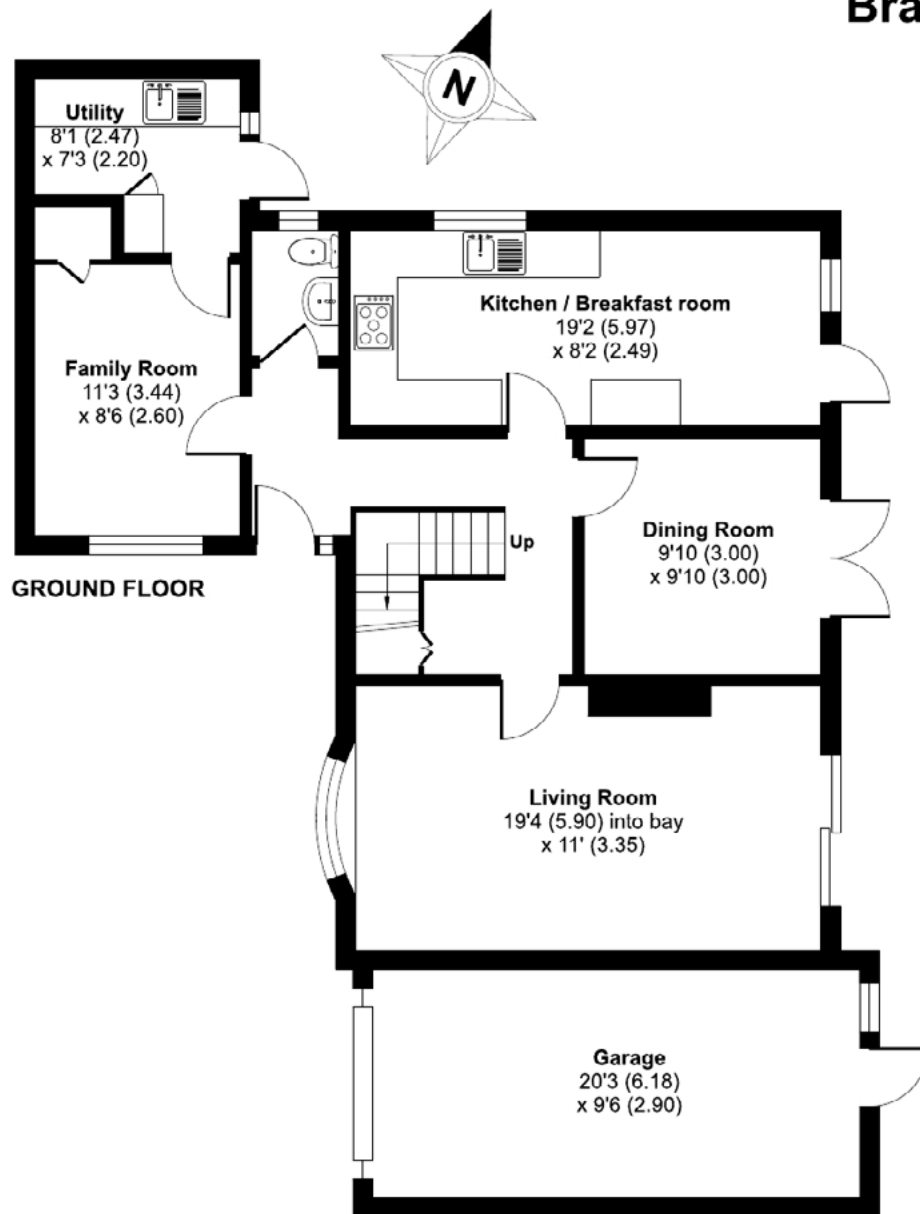
# Bracknell Lane, Hartley Wintney, Hook, RG27

Approximate Area = 1538 sq ft / 142.8 sq m

Garage = 193 sq ft / 17.9 sq m

Total = 1731 sq ft / 160.8 sq m

For identification only - Not to scale





# 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.





## 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 8QH 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 - D (66)

### Local Authority

[Hart District Council](#)

[Council Tax Band: F](#)  
[£3176.65 PA - 2024/5](#)



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