

**5 Shapley House
Hartley Wintney, Hampshire**



5, Shapley House, Hartley Wintney, Hampshire, RG27 8HY

The Property

A well proportioned and full of character apartment on the top floor of this lovely converted manor house with far reaching views over adjoining woodland and countryside. Benefitting from three bedrooms and two bathrooms as well as a privately owned area of the garden within the grounds this is a must see property.

Accommodation

The property is accessed via a secure communal front door. At the top of the stairs there is a lobby area and front door to the apartment itself.

Inside there is a welcoming entrance lobby, which leads to the inner hallway and rooms beyond. The property benefits greatly from being in the roof section of this building by showing exposed timber beams throughout.

To the right is the kitchen which offers modern cabinetry, wooden worktops, large gas range style cooker, integrated dishwasher and a lovely Belfast sink with views from the window above over the adjoining North Hampshire countryside.

Next to the kitchen is the dining room. This could also serve as a bedroom if required.

From the main hallway to the right is bedroom number one, which is a generous double room with en-suite shower room.

Opposite is what is currently a dressing room but also has been used as bedroom three.

Next along the hall to the left is an inner hallway which offers storage to the right and a door to the absolutely lovely main bathroom to the left.

The bathroom is spacious with a luxurious claw foot, roll top bath and exposed timber floor.

At the end of this hall is bedroom two which is a double room.

At the end of the main hallway is the living room, which is over 25ft/7m long and dual aspect - split into two areas of the main seating space as well as a snug corner with window showcasing the top floor views.

Outside

The property benefits from a garage off the parking area and communal parking spaces (non allocated).

As you are looking at the entrance door, down and to the right is the garden for this property which is a generous area of lawn at the end of some brick steps.

Location

Hartley Wintney is an historic village within the Hart District of Hampshire centred around the High Street, cricket green and duck ponds.

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).





































London Road, Hartley Wintney, Hook, RG27



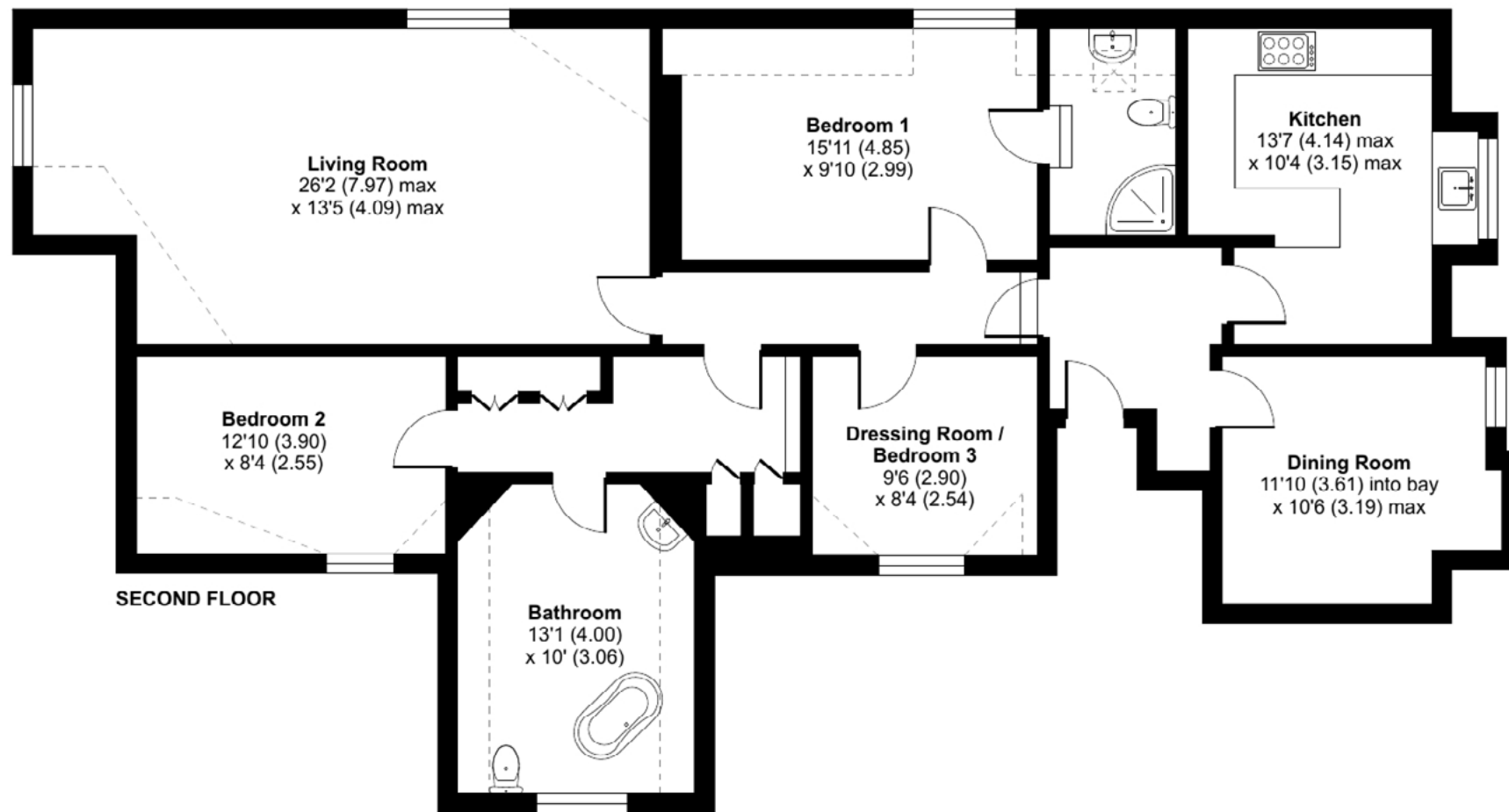
Approximate Area = 1248 sq ft / 115.9 sq m

Limited Use Area(s) = 124 sq ft / 11.5 sq m

Total = 1372 sq ft / 127.4 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
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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

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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 8HY 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.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and shared private drainage.
Mains gas fired central heating.

EPC - E (53)

Local Authority

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



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