

1 Hart House Court
Hartley Wintney, Hampshire



1 Hart House Court, Hartley Wintney, Hampshire, RG27 8XB

The Property

A three bedroom home located on Hartley Wintney High Street within a gated development of just 11 properties. The property is offered to the market with no onward chain and has one allocated parking space

Ground Floor

The downstairs accommodation comprises a kitchen with built in appliances, fridge/freezer, dishwasher, washing machine, double oven, gas hob and a one and a half sink. To the back of the property is the lounge/dining room which has double doors directly onto the rear decking in the garden. There is also a W/C.

First Floor

The first floor are two double bedrooms, both having built in wardrobes. There is also a family bathroom. On the second floor you will find bedroom one. Here there is a dressing area with built in wardrobes and an en-suite shower room.

Outside

The rear garden is designed to be low maintenance, with a decking area and slate to the back. There are three trees by the rear fence providing privacy.

Location

Oakwood Court is located less than 1 mile from the village centre of Hartley Wintney. There is also a residents pedestrian access gate within the development to shorten the walk to the village.

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.

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).

Agents Note:

The property was built in 2006 and is located on a private gated development. There is an annual maintenance charge payable of £400 PA.



WHITE HART LANE N17

THE ELVIS PRESLEY SHOW
STARRING
IN PERSON
ELVIS PRESLEY
WITH ALL STAR CAST
FRI - SAT AUG 10 - 11
MAYNERS AND MEAT BONES

where were you
while we were getting dry?









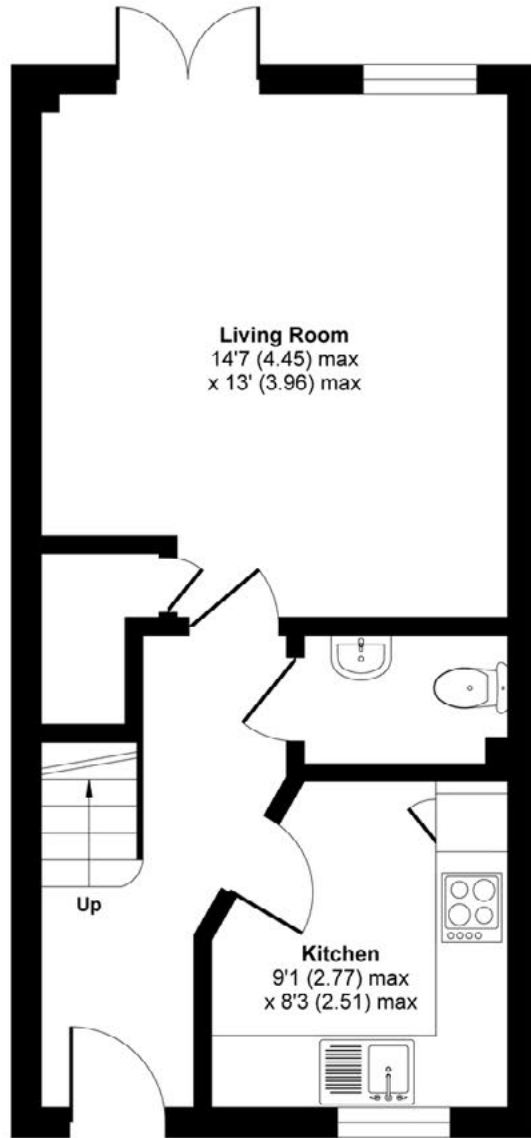




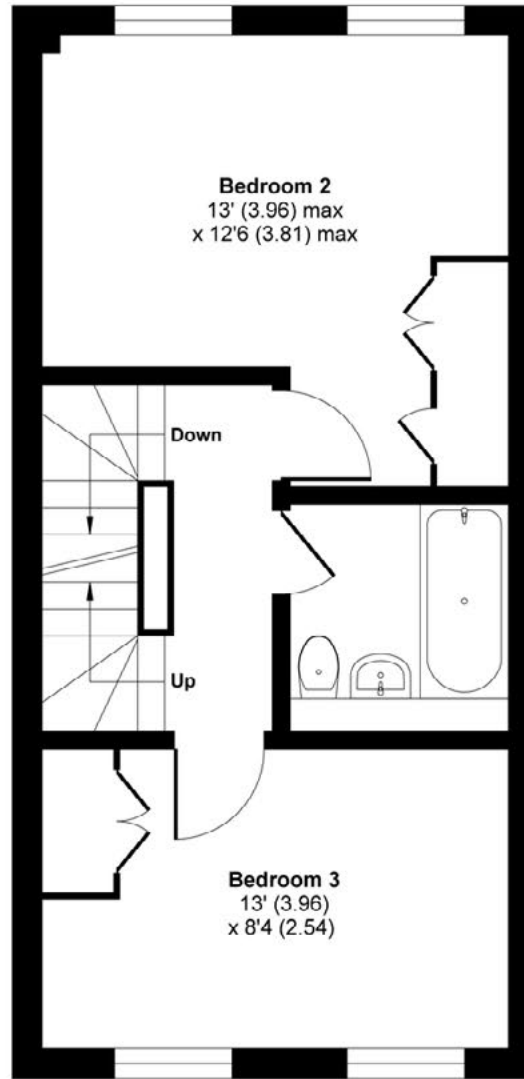


Hart House Court, Hartley Wintney, Hook, RG27

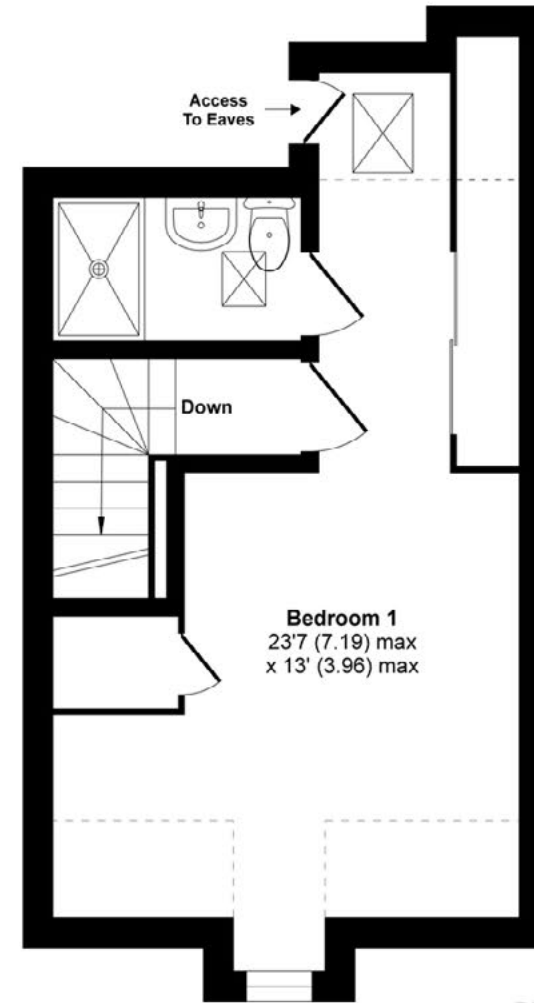
Approximate Area = 973 sq ft / 90.3 sq m
Limited Use Area(s) = 47 sq ft / 4.3 sq m
Total = 1020 sq ft / 94.7 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for McCarthy Holden REF: 761715

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 8XB 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 (74)

Local Authority

[Hart District Council](#)

[Council Tax Band: E](#)
[£2425.57 PA - 2023/24](#)

McCarthy
Holden 

www.mccarthyholden.co.uk