

4 The Lamb, Hartley Wintney, Hampshire



4 The Lamb, Hartley Wintney, Hampshire, RG27 8UT

The Property

A generous, high specification two bedroom ground floor apartment in this charming Grade II Listed conversion, right in the heart of the village of Hartley Wintney.

Accommodation

From the front door there is a bedroom suite to the right, which is a well proportioned double room with feature fireplace and fitted wardrobes, as well as an en-suite shower room.

To the left is the main living space, which is a vast open plan space cleverly divided up into a cosy living space with feature fireplace, dining area and high specification kitchen.

To the rear of the living space is the main bedroom, which is another generous double room with fitted wardrobes and en-suite bathroom.

Outside

There is a communal paved courtyard with seating and planting. There is also allocated parking adjacent.

Location

The village of Hartley Wintney is full of individual shops, a renowned cricket green, a golf club and a lovely village pond.

The thriving town of Reading is about 13 miles away, Wokingham about 9 miles and Basingstoke 11 miles.

For the commuter, the closest railway stations are Winchfield (1.5 miles) and Hook (4 miles), providing travel in approximately 50 minutes to London Waterloo.

Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).

























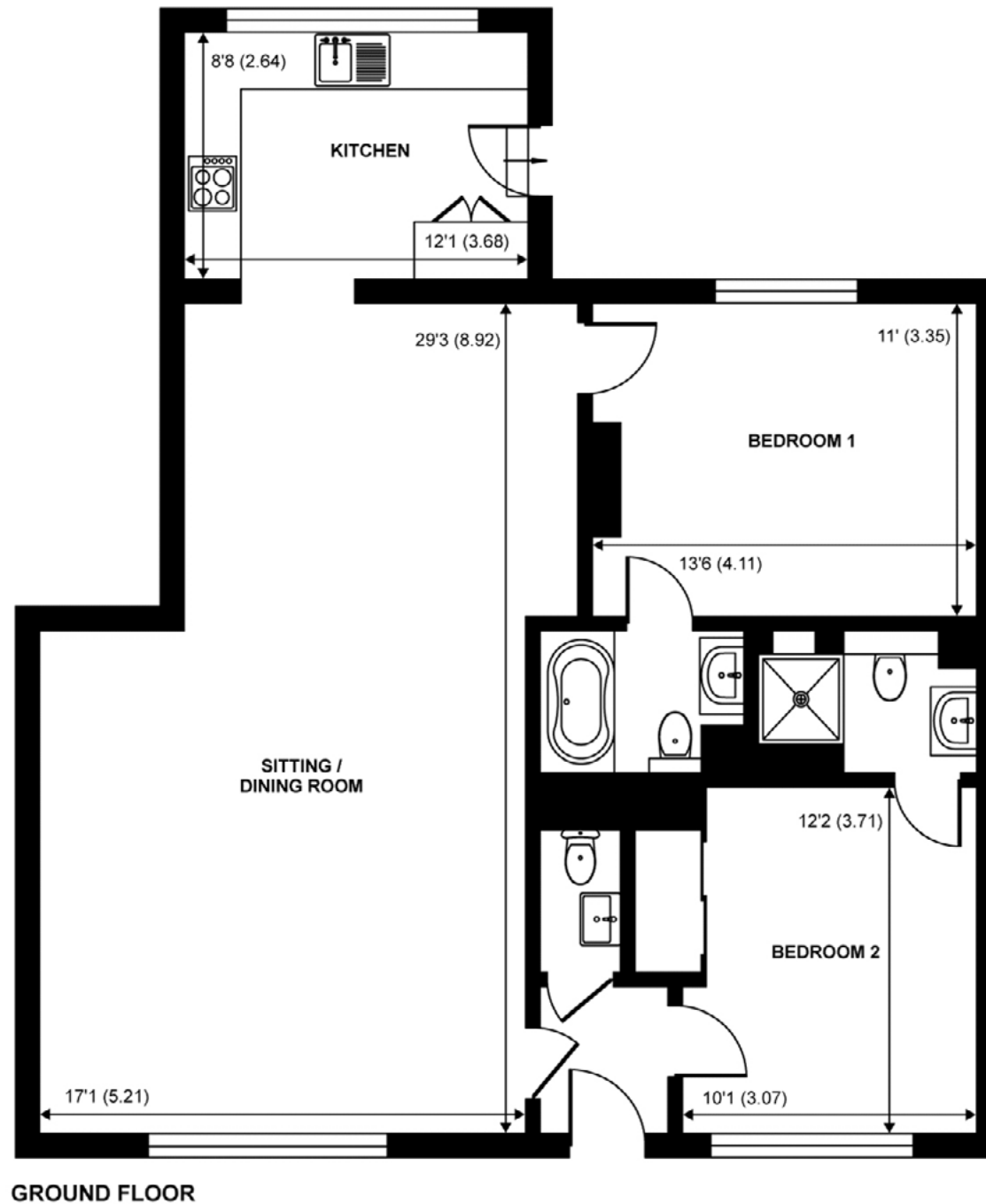












GROUND FLOOR

Places of interest

The Lamb is on Hartley Wintney High Street and as such is literally a stones throw away from the wonderful array of shops, businesses, cafe's restaurants and amenities. The village has a wonderful cricket green with pub overlooking and the picturesque Oak Commons and duck pond surrounding it.

There is a full 18 hole golf course just off the High Street, and vast countryside walks can be found through the village and to Hazeley Heath and Bramshill beyond.

Nearby larger shopping experiences can be found in Fleet, Camberley and Basingstoke.



The Centre of Hartley Wintney Village



Hartley Wintney Duck Pond



The Waggon & Horses - Hartley Wintney



Hartley Wintney Golf Course



Range of Shops and Businesses on Hartley Wintney High Street

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 8UT . 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.
Gas fired central heating.
EPC - D (64)

Local Authority

[Hart District Council](#)



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