

52 Pippin Square
St Marys Park, Hartley Wintney



52 Pippin Square, Hartley Wintney, Hampshire, RG27 8WS

The Property

A spacious one bedroom first floor apartment with open plan living/kitchen area, double bedroom, large bathroom and private garden, with storage shed.

Accommodation

Entering via the private front door there is a small lobby area and then staircase leading up to the landing.

The main living area is open plan with the kitchen, with a well appointed living room space as well as a storage cupboard.

The kitchen itself is equipped with integrated oven, hob and a range of floor and wall mounted cabinets.

The landing also has an storage cupboard and leads round to the bathroom and bedroom.

The bathroom is a generous size with a shower over bath configuration.

The bedroom is a good sized double room with a bay window currently configured as a work from home space.

Outside

There is one allocated parking space outside the property to the front.

There is also side access to a gated, private rear garden with an area of lawn and a shed for storage.

Location

Pippin Square is located on the St Marys Park development, just over 1 mile from the village centre of Hartley Wintney.

Within the development there is a lit footpath which exits at the Odiham Road and serves as a walking route tow Winchfield train station - a mainline service to London Waterloo.

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.

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).

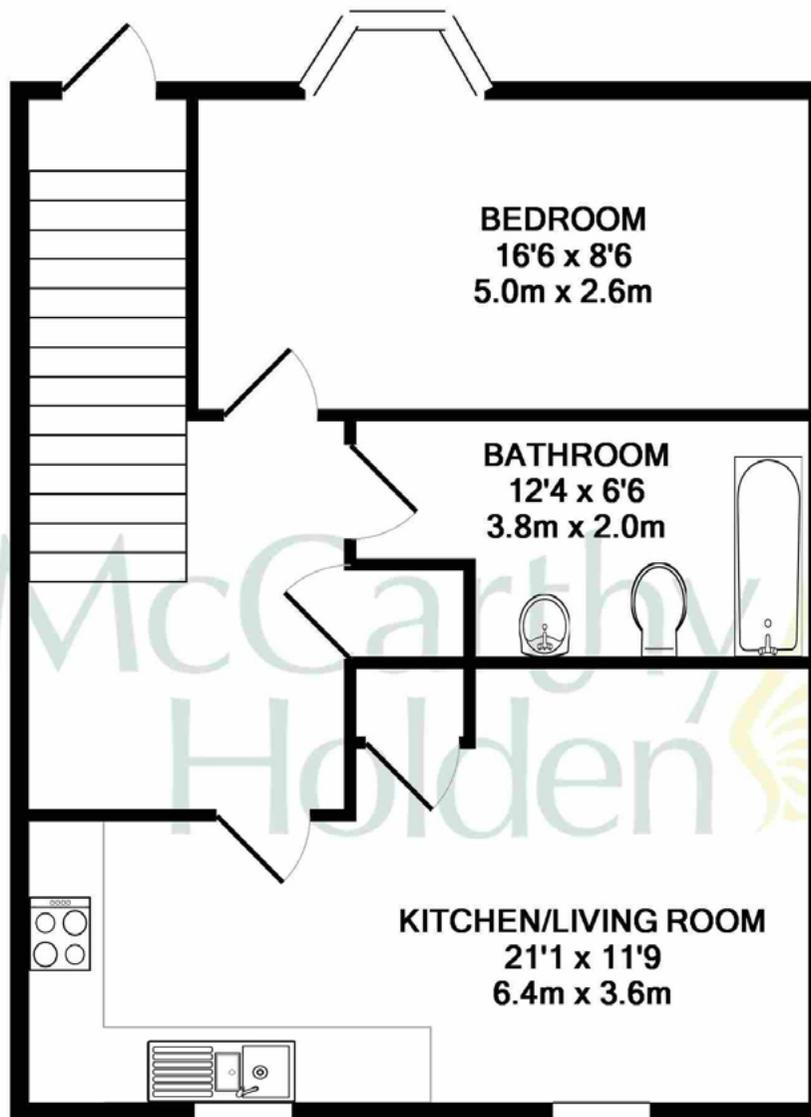












TOTAL APPROX. FLOOR AREA 569 SQ.FT. (52.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.



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 8WS 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 (79)

Local Authority

[Hart District Council](#)
[Council Tax Band: C](#)
[£1865.37 for 2023/24](#)

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