

Murraymead  
Bracknell Lane, Hartley Wintney



# Murraymead, Bracknell Lane, Hartley Wintney, Hampshire, RG27 8QP

## The Property

A superb example of a well proportioned 1950's built five bedroom family home in a plot of just over 1/3rd of an acre, a short distance from the charming high street of Hartley Wintney.

## Ground Floor

From the front door there is a bright and welcoming entrance hall with a tiled floor. From here there is access to the WC and the main living spaces.

To the right is a generous dining room which is front aspect via a lovely bay window feature.

To the left is a triple aspect sitting room of over 20ft in length, with a feature fireplace and access to the garden room to the rear.

The kitchen is off the main hallway and is formed of two distinct areas - an informal dining area with a large fitted dresser with work surface and eye level cabinetry and the main kitchen area looking out over the garden.

Adjoining the kitchen is a good sized family room with large windows to enjoy the view of the expansive rear garden beyond.

There is also internal access to the garage from the kitchen area, as well as a rear access door.

## First Floor

Upstairs there are five bedrooms and two bathrooms in total, all accessed from a central landing at the top of the stairs.

The main bedroom is dual aspect and benefits from an attached dressing room which is currently in use as a study.

There are two further double bedrooms and two more well proportioned single rooms.

There are also two separate bathrooms, one with bath and one with a large walk in shower.

## Outside

The property has a total plot of just over a third of an acre. This comprises a generous driveway frontage accessed via close board timber gates which offers parking for a number of vehicles. There is also an integrated double garage.

The rear garden faces to the South/West and is surrounded by mature trees, shrubs beds and hedging. There is an area of patio surrounding the rear of the house and a large area of lawn at the centre.

To the back left of the plot there is a hedged off vegetable garden area with a good sized greenhouse and garden shed.

## Location

Bracknell Lane is less around a 5 minute walk from the centre of Hartley Wintney village and its thriving High Street.

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).































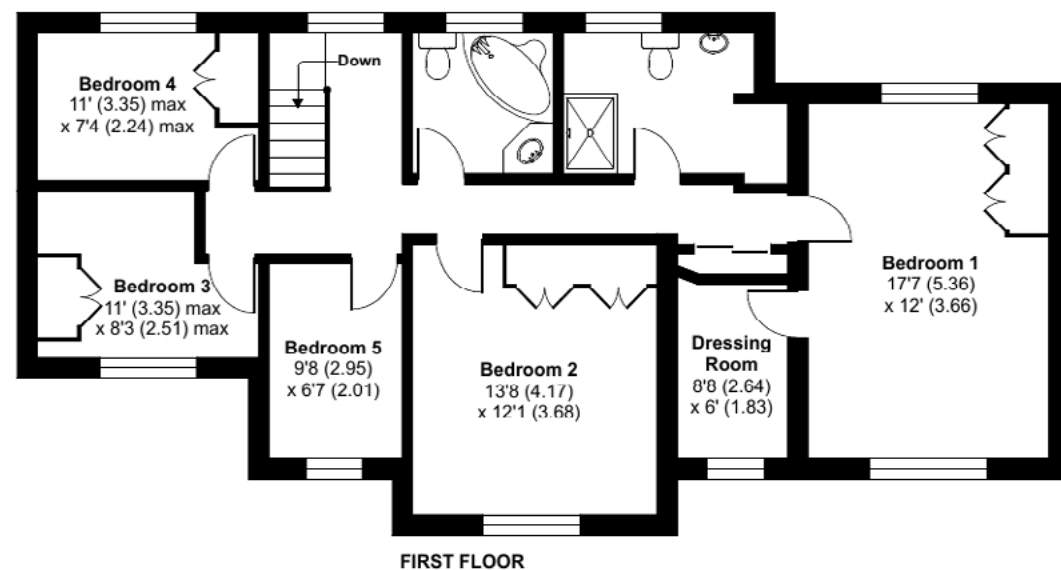
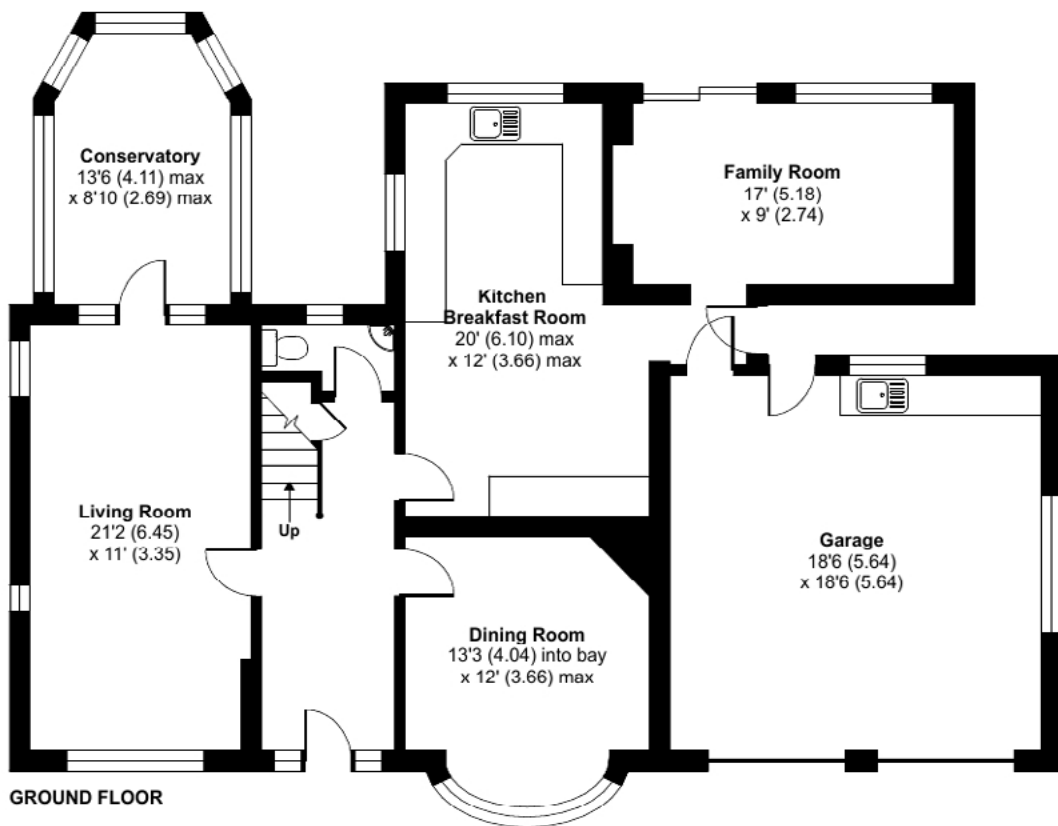












# Places of interest

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 8QP 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.

### Local Authority

[Hart District Council](#)  
[Council Tax Band: G](#)

EPC - D (65)

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