

8 Causeway Cottages Hartley Wintney, Hampshire



8 Causeway Cottages, Hartley Wintney, Hampshire, RG27 8PR

The Property

A characterful period cottage located in the Hampshire village of Hartley Wintney. With an open plan living/dining room and modernised kitchen, all located just off the popular Cricket Green.

Ground Floor

Entering via the timber porch straight in to the living room, which has been opened up and combined with what would have been a dining room to create a spacious open feeling main living area. This room has been re-decorated and has new carpets, as well as a new log burner in the feature fireplace.

Through to the kitchen, which has been refitted with modern shaker style cabinets, stone flooring and a large gas range cooker as well as other integrated appliances. There is also a lantern sky-light and set of French doors out to the patio and garden beyond.

First Floor

Stairs to the first floor are found behind the door in the living room and lead up to two bedrooms and a refitted bathroom.

The main bedroom is front aspect with views over the common. It has a feature fireplace and two integrated cupboards.

Bedroom two is slightly smaller and rear aspect, also with a wardrobe integrated.

The bathroom is also modern with large shower cubicle and a separate bath.

Outside

The property has a private frontage with mature hedges and timber bin storage.

To the rear is a garden split into three sections; a brick paved patio terrace immediately off the kitchen, leading to an established area of lawn and planting, and then a gravelled terrace with garden shed and views over fields to the rear.

Parking is available opposite the property but is not allocated.

Location

Causeway Cottages are located near the village duck pond just off the central cricket green - all less than five minutes walk from Hartley Wintney 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.

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).



















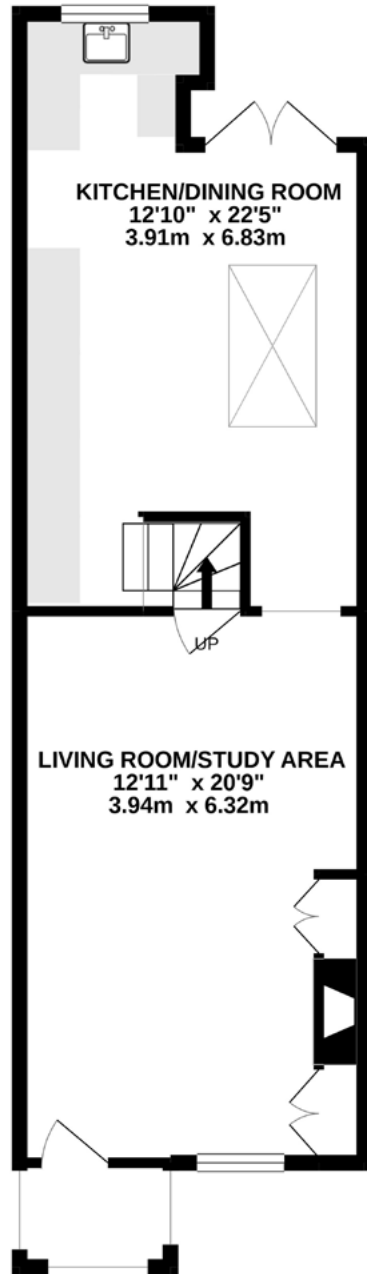




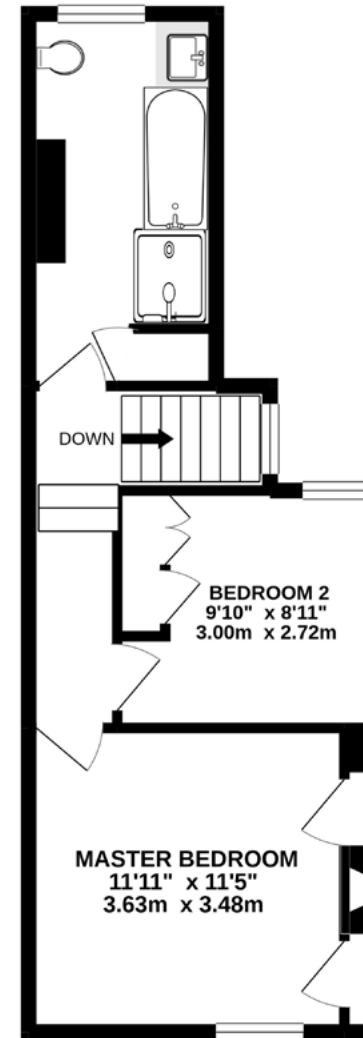




GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 929 sq.ft. (86.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.



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 8PR 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.
Electric central heating.

Local Authority

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

EPC - E (54)



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