

Causeway Cottages, Hartley Wintney, Cricket Green
Two Double Bedroom Cottage



Causeway Cottages, Hartley Wintney, Hampshire, RG27 8PR

The Property- Introduction

A rarely available character property located between Hartley Wintney Cricket Pitch and the duck pond. The property has been renovated throughout in 2016 with a sympathetic blend of character and modern.

The Property- Downstairs

The spacious and well laid out property offers fantastic accommodation while keeping the character but offering a modern layout. As you enter the property into the living room you are welcomed by a warming open, brick fireplace along with beams throughout the room. Either side of the fireplace are display units with built in lighting creating a lovely feature. The living room has space for a study/office area.

The kitchen and dining room has been refitted to a high specification with lantern windows above allowing natural light to flood in. Within the kitchen there is space for a 'Aga' style oven, butler sink, fridge/freezer and space for white goods. The flooring is natural stone, in keeping with the building. There are also French doors directly into the rear garden.

The Property- Upstairs

Upstairs there are two bedrooms and a bathroom. Both double bedrooms also have fitted wardrobes as well as space for freestanding furniture. The bathroom is of a generous size, which has space for both a separate bath and shower.

The Property- Outside

The property has use of off-street parking directly outside of the property. The rear mature garden has various areas making the most of the sun throughout the duration of the day. Directly to the back of the property you will find a brick paved patio, the middle section is mainly laid to lawn with mature shrubs either side. The rear of the garden is mainly laid with shingle creating a lovely seating area, making the most of the views onto the paddocks beyond.

Location

Well suited to commuters, this property has easy access to Winchfield and Fleet train stations which have trains to Waterloo taking approx. 55 minutes. Local state and private schools for all age groups are close by as well the historic villages of Hartley Wintney, Dogmersfield and Odiham and their amenities. Dogmersfield is home to the popular Four Seasons Hotel. Fleet is the nearest town located 3 miles away which offers supermarkets and a high street with various shops, restaurants and coffee shops.

The village of Hartley Wintney has many historic features most notably the cricket club which was formed in 1770 and St Mary's Church was built around 1254. There are many commons, woods, duck pond and a golf course. The high street contains a variety of shops, family run butcher, florist, hairdressers, boutiques, Post Office, Tesco Express, pharmacy, public houses and a mixture of restaurants. Local to Hartley Wintney you will find three supermarkets in Fleet and a further three in Camberley just along the A30 with both the Meadows Shopping Centre and Watchmoor Park.



















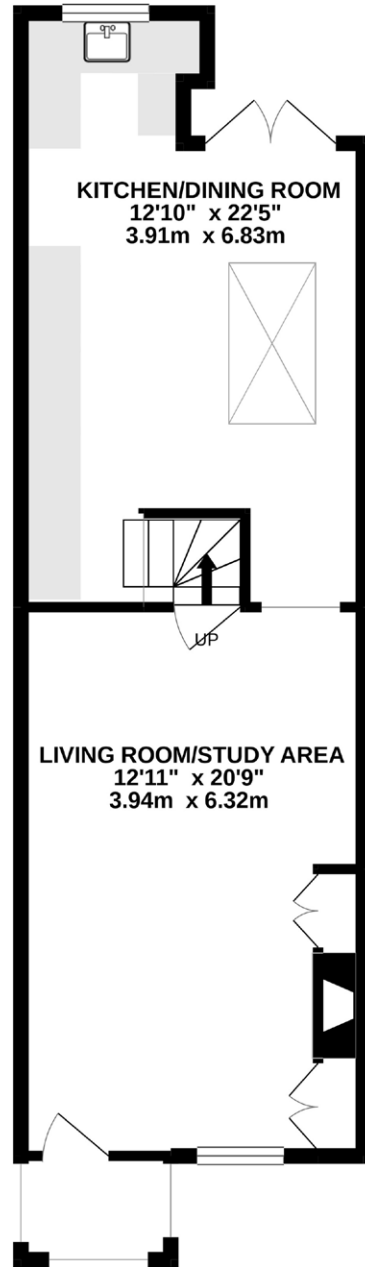




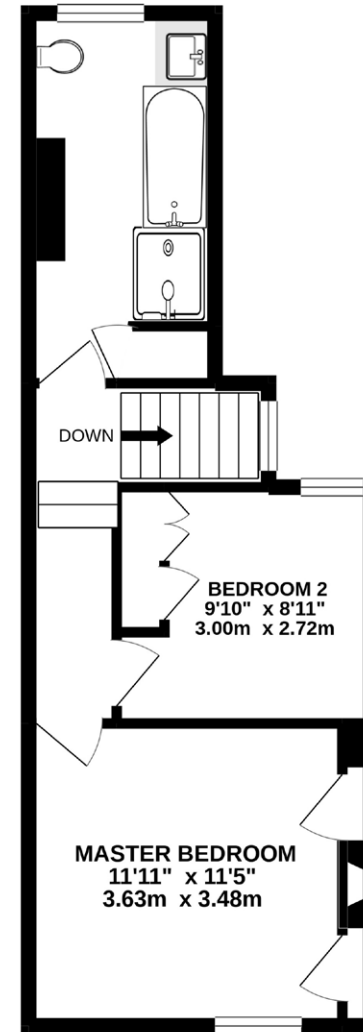




GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



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

Located in an area renowned for its expanses of Hampshire countryside and providing excellent opportunities for walking, riding and cycling, the countryside around the property provides a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby at the Basingstoke Canal which provide wonderful opportunities to explore countryside steeped in history.



Hartley Wintney- Cricket Pitch



Winchfield Church



Hartley Wintney- Golf Club



Hartley Wintney- High Street



Hartley Wintney

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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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842 100

Services

Mains Drainage, gas central heating and Electricity
EPC - E (54)

Local Authority

[Hart District Council](#)



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