

20 Hartford Road  
Hartley Wintney, Hampshire





## 20 Hartford Road, Hartley Wintney, Hampshire, RG27 8QW

### The Property

An opportunity to acquire a well proportioned four bedroom detached family home in the centre of Hartley Wintney, with the benefit of a 60ft south facing rear garden.

### Ground Floor

From the front door there is an entrance hall with storage space, WC and stairs up to the first floor.

Beyond is the main living area, which is a generous L-shaped room with triple aspect including sliding doors out to the patio and garden beyond.

Off the living room is the kitchen which is front aspect with a side door out to the garden.

To the rear of the living room is the separate dining room which is a dual aspect room with garden outlook.

### First Floor

Upstairs there are four bedrooms and a bathroom. There are two good sized double bedrooms as well as two single rooms.

### Outside

The property offers a generous lawn frontage with driveway parking for multiple vehicles - leading to a single garage with up and over door and rear

access to the garden.

The rear garden measures over 60ft/18m in length and has a southerly aspect. The garden is mainly laid to lawn with mature planting and an area of patio off the back of the house.

### Location

Hartford Road is less than a five minute 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.

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).

































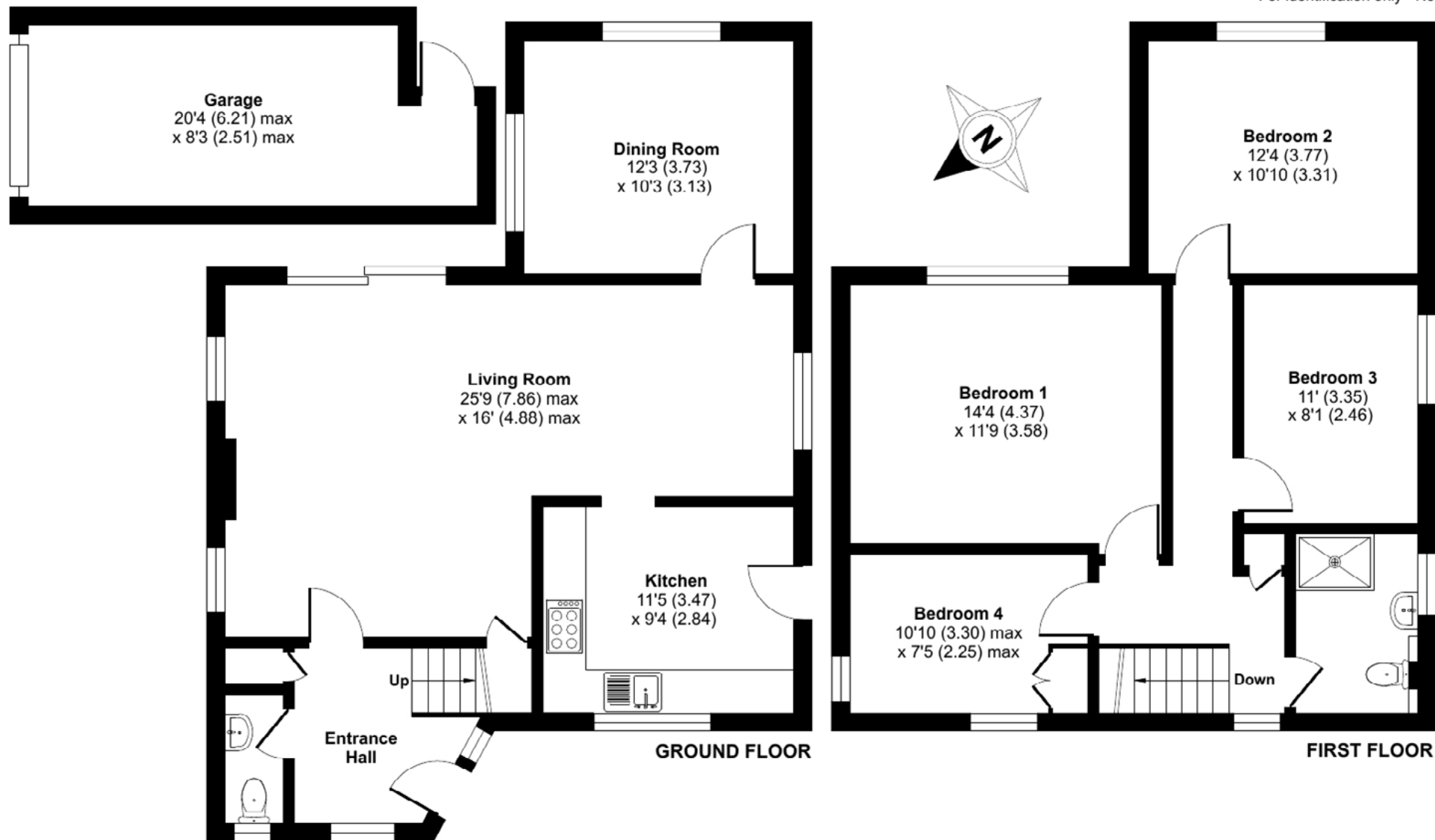
# Hartford Road, Hartley Wintney, Hook, RG27

Approximate Area = 1326 sq ft / 123.1 sq m

Garage = 155 sq ft / 14.3 sq m

Total = 1481 sq ft / 137.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1216036



# 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

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.

### Services & Material Information

EPC C (72)  
Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage – Mains  
Heating – Gas

Materials used in construction - Brick & Block, Timber Truss Roof, Tiled Roof  
How does broadband enter the property - FTTP (fibre to the premises)  
Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier  
To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 8QW. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 842100

Local Authority  
Tax band: G  
Hart Council

McCarthy  
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[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)