

Cricket Green
Hartley Wintney, Hampshire



34 Cricket Green, Hartley Wintney, Hampshire, RG27 8PP

The Property

A true one off property set just off the idyllic Hartley Wintney Cricket Green in the heart of the village. Offering gated driveway parking, a detached single garage, two bedrooms and three reception rooms as well as a landscaped rear garden extending over 35 metres/115 feet with a garden office building at the rear.

Ground Floor

From the front door into the welcoming entrance hall/snug there is hardwood flooring and a brick fireplace with a modern log burning stove. From here there is a WC, stairs to the first floor and access to the living room and kitchen.

The living room offers a brick fireplace with modern gas fire, more hard wood flooring and shutters on the front aspect windows.

The kitchen is at the rear of the property and has an attractive tiled floor as well as stone worktops, space for a dining area, integrated storage and larder cupboard. The rear windows and doors also offer electronically controlled roller shutters.

First Floor

Upstairs there are two bedrooms and a generous bathroom.

Bedroom one is rear aspect and offers views over the garden and adjoining fields. There is also a range of fitted wardrobe storage.

Bedroom two is front aspect with more fitted storage and is currently in use as a study.

The bathroom is generous, with a roof window for natural light, storage cupboard and offers an attractive roll top bath.

Outside

The property has a gated driveway entrance with parking for up to three vehicles. There is also a single garage at the end of the drive. Access to the rear garden is via a gate between the house and garage. The rear garden has been landscaped to a high standard with a patio area immediately off the kitchen, then a cushioned artificial lawn with attractive, mature planting up both boundaries.

The garden culminates in a garden room/home office building where there is power and broadband available.

Location

The property is a literal stones throw from the famous Hartley Wintney Cricket Green, and less than a five minute walk from the bustling 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).





























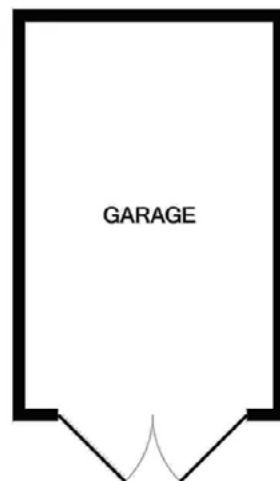
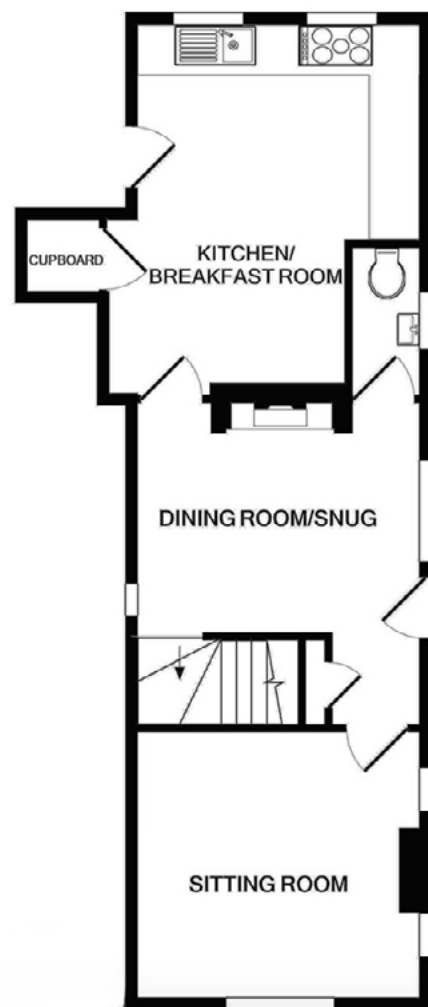












Places of interest

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 8PP 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: E](#)

EPC - D (60)



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