

Hunts Common Two Bedroom Terraced Property



Hunts Cottages, Hunts Common, Hartley Wintney, RG27 8AB

The Property

A rarely available two bedroom character home with separate guest suite/home office, located approximately 0.3 miles from Hartley Wintney High Street. The property is situated opposite the Vaughan Millenium Orchard and offers character features, such as beamed ceilings, throughout. This quintessential property is being offered with no onward chain.

Ground Floor

The entrance porch opens to the living room with a log burner fireplace and stairs to the first floor. Through to the back of the property is the kitchen where there is ample storage, oven, hob, extractor fan and fridge, and there is a stable door leading out to the rear garden.

First Floor

To the first floor are two bedrooms plus an en-suite shower room which houses an airing cupboard and brand new boiler.

Outside

The well-manicured rear garden has a patio area and grass lawn. To the far end of the garden is an outbuilding which has been converted in to a guest suite/home office with kitchenette and shower room.

There are several parking spaces outside the front of the property that are available for all residents on a first-come-first-serve basis.

Additional Information

Hart District Council Tax Band D

Location

Hartley Wintney 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 offering a wider range of facilities and has a mainline station with 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).

























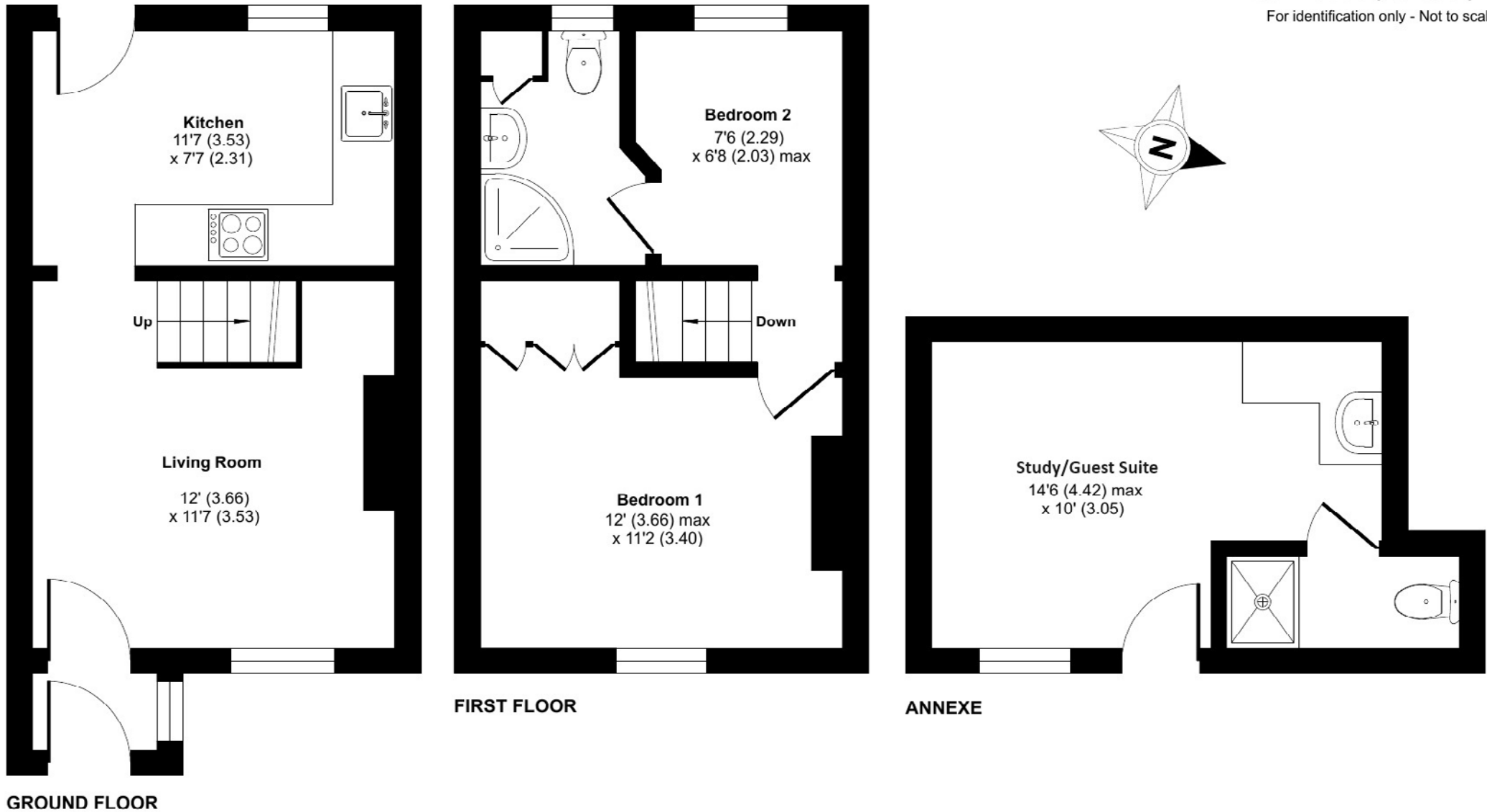
Hunts Common, Hartley Wintney, Hook, RG27

Approximate Area = 484 sq ft / 44.9 sq m

Annexe = 152 sq ft / 14.1 sq m

Total = 636 sq ft / 59 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). © nitchecom 2024. Produced for McCarthy Holden. REF: 1166082







Places of interest

A selection of photographs showing various locations in and around Fleet are shown below.



Fleet Pond



Basingstoke Canal



Fleet Mainline Railway Station



Basingstoke Canal



Fleet High Street

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).

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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 8AB. 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 620640

Services

Mains electricity, water and drainage.
Gas Central Heating
EPC Rating - D (68)

Local Authority

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

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