

13 Mortimer Close  
Hartley Wintney, Hampshire





# 13 Mortimer Close, Hartley Wintney, Hampshire, RG27 8EL

## The Property

A well-presented three-bedroom terrace home situated in the popular village of Hartley Wintney located just over a mile from the Village High Street.

The property is being offered with no onward chain.

## Ground Floor

From the front door into a generous entrance hallway with stairs to the first floor and storage cupboard. To the right is the living room with the views to the green in the front.

The kitchen dining room is at the end of the hallway and to the rear of the property. There is a full range of cabinetry and sliding patio door from the kitchen to garden beyond.

## First Floor

Upstairs there are three bedrooms and a modern family bathroom. Bedrooms one and two are good sized double rooms and bedroom three is a large single/smaller double.

## Outside

The property benefits from being set back from the road with a small green to the front. There is also rear access to the rear garden.

To the rear the garden is ideal for low maintenance with patio to the rear and pathway leading to the end of the garden and the rest of the garden is stone shingles with flower and shrub borders.

Garage in nearby block.

## Location

The property is located just over 1 mile from the village centre and an even shorter walk to local schools.

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).











































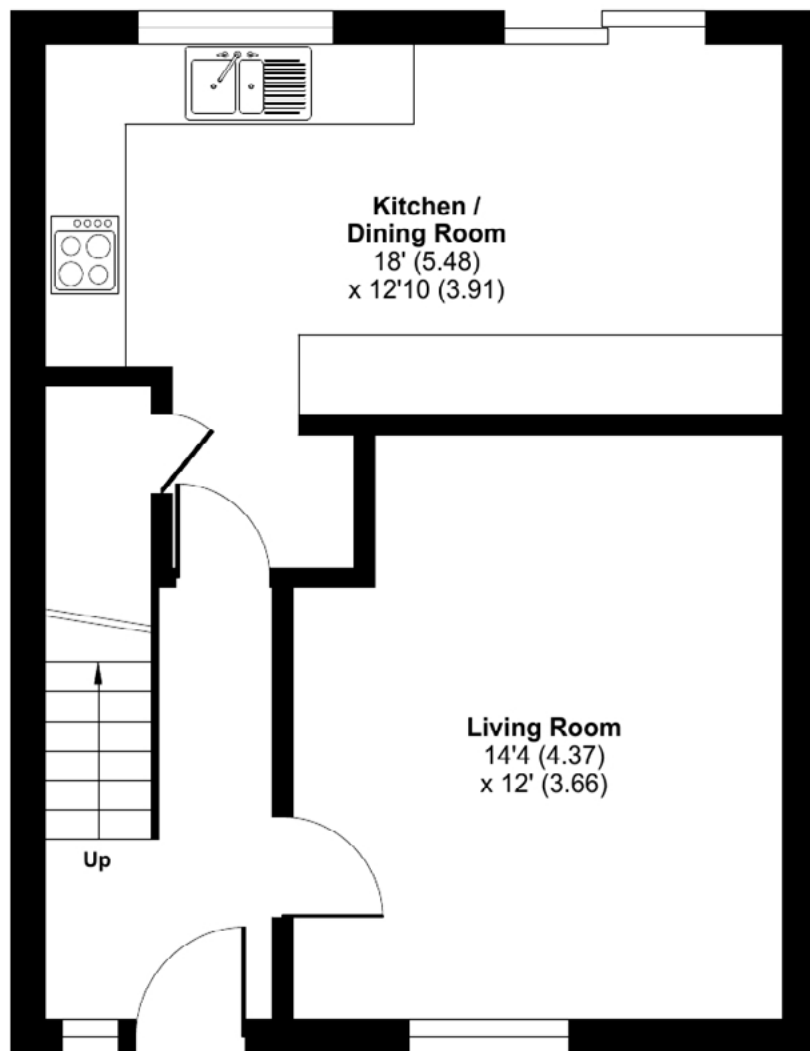




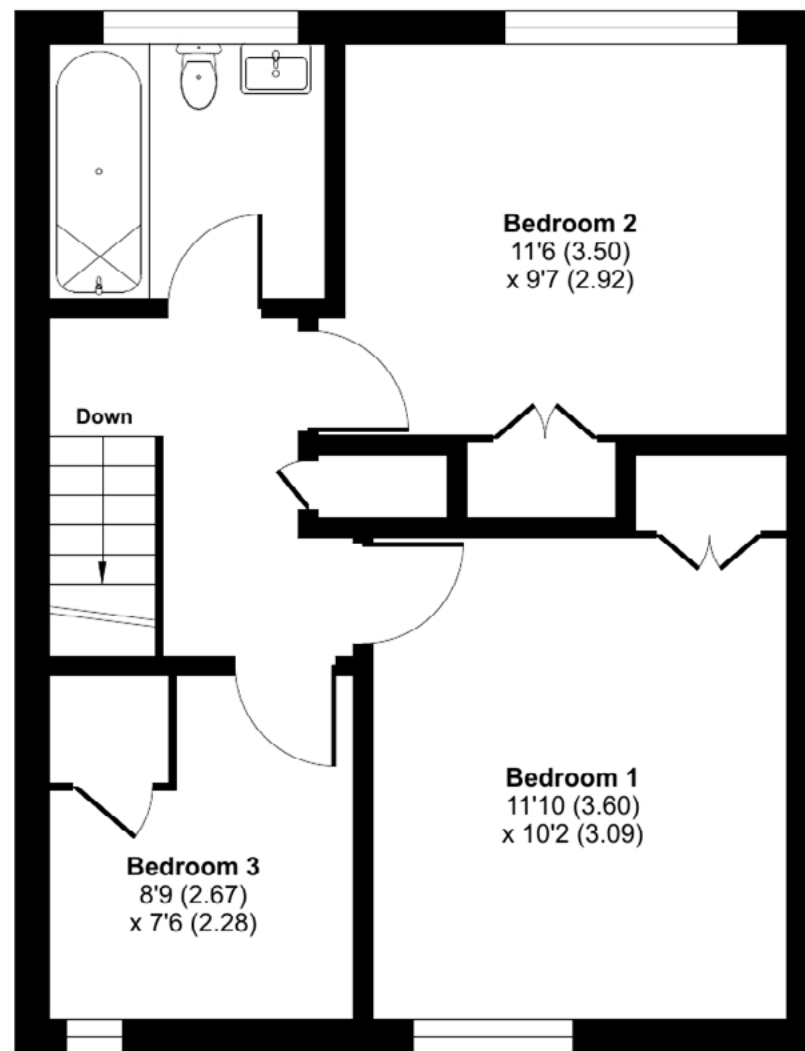
# Mortimer Close, Hartley Wintney, Hook, RG27

Approximate Area = 864 sq ft / 80.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1267498



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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 8EL 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.  
Mains gas fired central heating.

EPC - C (73)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: C](#)  
[£1954.87 PA for 2024/25](#)



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