

7 Priory Lane
Hartley Wintney, Hampshire



7 Priory Lane, Hartley Wintney, Hampshire, RG27 8EX

The Property

A well presented, four double bedroom family home with generous garden in a quiet cul-de-sac location, less than a mile from the centre of Hartley Wintney village.

Ground Floor

From the front door, there is a family room to the left which doubles as a study.

To the right is the living room with feature open fireplace and integrated dresser/bookcase.

To the rear is the open plan dining area, which also has built in storage and double doors leading out to the garden beyond.

The dining area is open plan to the kitchen, which offers a range of integrated base and wall mounted cabinets, a large range style cooker with ovens and gas hob.

Adjacent to the kitchen area is the utility room, which in turn leads on to a WC and has internal access to the garage.

First Floor

The first floor offers four double bedrooms and two modern bathrooms.

The main bedroom is rear aspect with garden

views, and features a full wall of fitted wardrobes as well as a generous en-suite bathroom with dual sinks and shower over bath configuration.

The family bathroom is also modern with a free standing claw foot bath as well as a large walk in shower.

Outside

The front of the property offers driveway parking for multiple vehicles as well as the large integrated garage.

The rear garden has a patio immediately off the back of the house accessed from both the dining area and the utility room.

There is a good sized lawn and the garden is well stocked with mature trees, shrubs and plants. There are raised vegetable beds and a green house.

At the rear there is a second patio as well as a large raised decking area.

Location

Priory Lane is located just over 1 mile (via footpath over the oak common) from the village centre of Hartley Wintney.

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).

Winchfield train station is also just over one mile walk away, which offers trains to London Waterloo in around an hour.































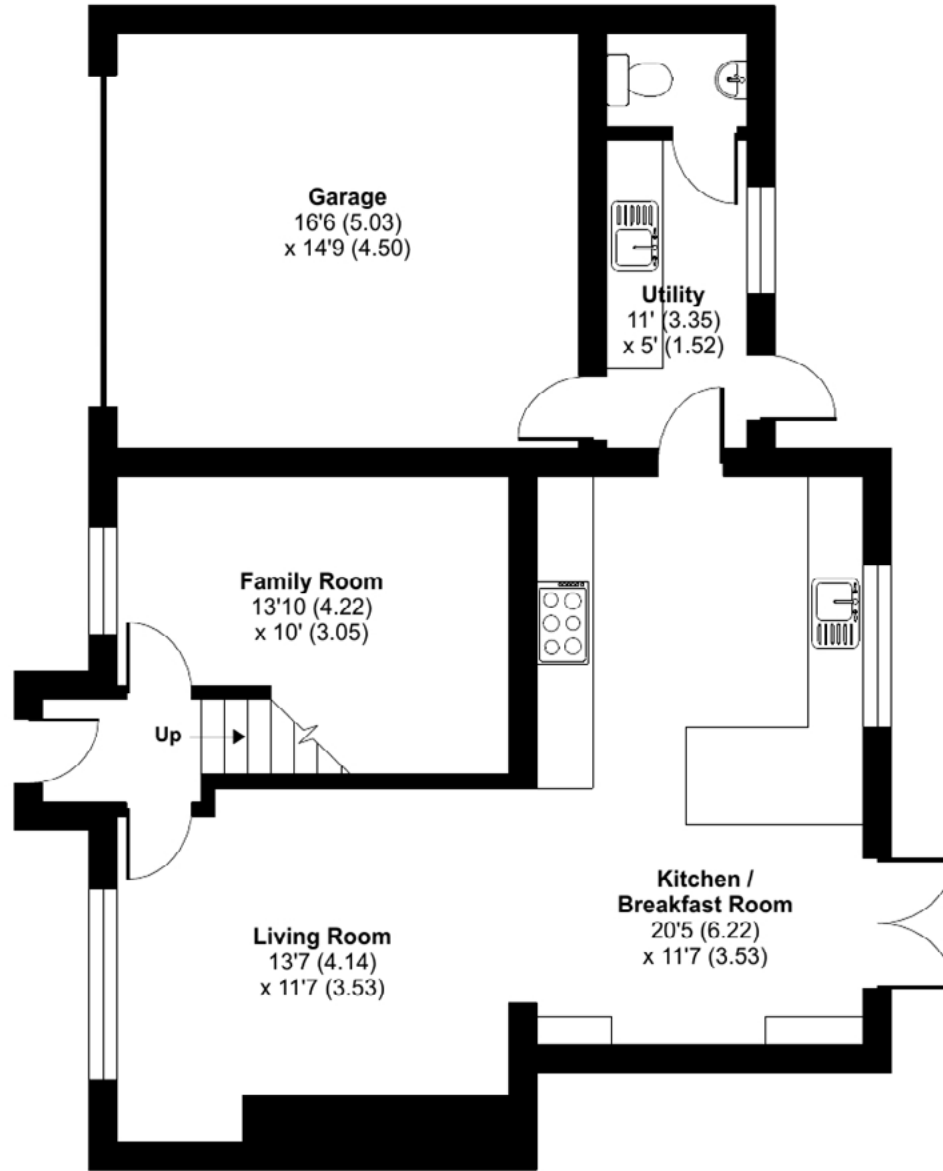




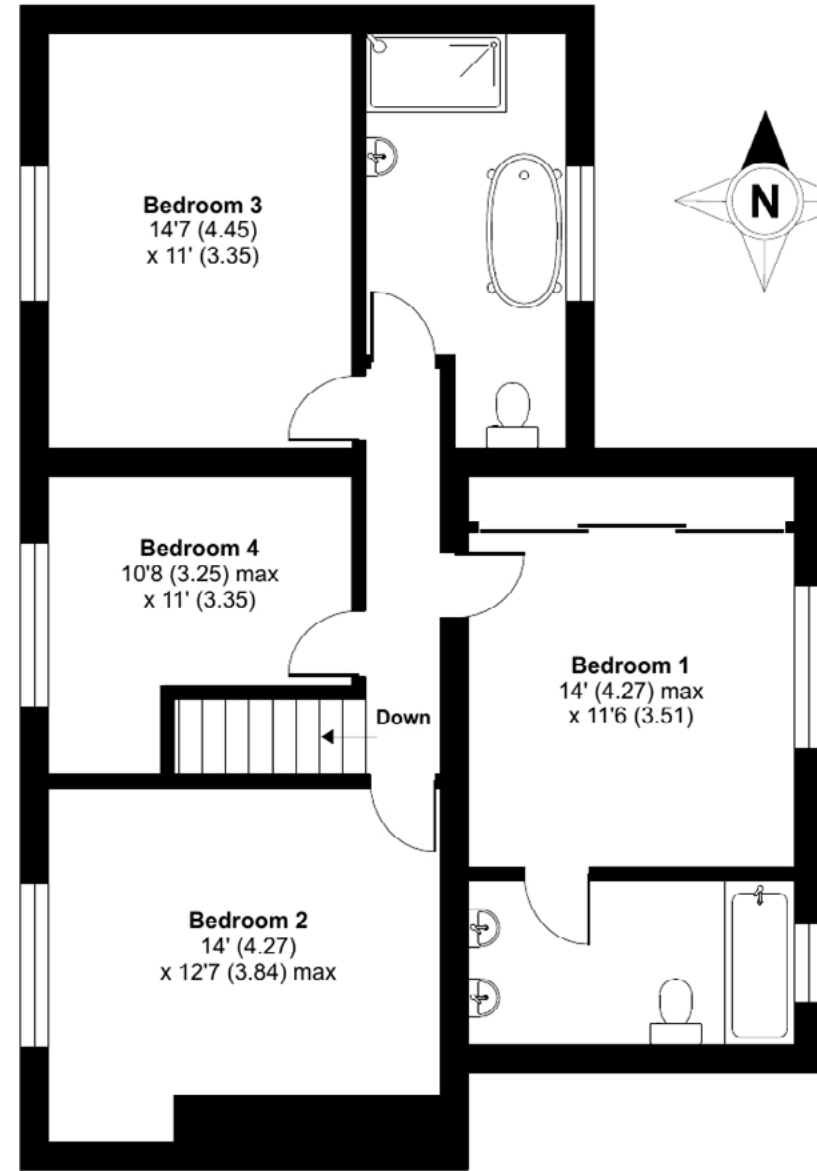
Priory Lane, Hartley Wintney, Hook, RG27

Approximate Area = 1809 sq ft / 168 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for McCarthy Holden. REF: 1139850

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.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station

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 8EX 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 - D (64)

Local Authority

[Hart District Council](#)
[Council Tax Band: E](#)
[£2687.94 for 2024/25](#)

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