

11 Hares Lane  
Hartley Wintney, Hampshire





# 11 Hares Lane, Hartley Wintney, Hampshire, RG27 8AD

## The Property

A well presented two bedroom terraced cottage with an abundance of character charm and features. Benefitting from an open fireplace, modern kitchen/diner, generous garden and modern first floor bathroom.

## Ground Floor

From the front door into a lobby with storage space for shoes and coats, then onward into the living room. The living room itself benefits from a feature fireplace with open fire and exposed beams.

From here into the kitchen/dining room with open plan feel, space for a dining table and the stairs leading to the first floor.

The kitchen itself benefits from ground level and wall mounted cabinets, wooden worktops, tiled splash backs and modern oven with hob and extractor. Beyond the kitchen is the back door to the garden and then a utility room with WC.

## First Floor

Upstairs there are two double bedrooms and a modern bathroom.

Bedroom one is front aspect and benefits from two front facing windows with views over fields opposite the property.

Bedroom two is a long double room with views out over the rear garden and adjoining countryside.

The bathroom is modern with a shower over bath configuration, hand basin and WC.

## Outside

Immediately to the rear of the property is a pretty patio area, which leads on to a good sized area of lawn which continues onward to a further brick patio area, vegetable garden with greenhouse and a generous garden shed.

## Location

Hares Lane is located just over half a mile (around a 15 minute walk) 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).

















































# Hares Lane, Hartley Wintney, Hook, RG27

Approximate Area = 773 sq ft / 71.8 sq m

Outbuilding = 104 sq ft / 9.6 sq m

Total = 877 sq ft / 81.4 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: 1215023



# 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.

Directions - Postcode RG27 8AD 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 (67)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: D](#)  
[£2199.22 for 2024/25](#)



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