

15 Dunnett Close
Hartley Wintney, Hampshire



15 Dunnett Close, Hartley Wintney, Hampshire, RG27 8FE

The Property

A rare opportunity to purchase a three bedroom detached townhouse built by Bewley Homes to a high standard in 2017. This well presented property offers three generous double bedrooms, including a vast main bedroom suite on the top floor with a range of integrated storage and a large en-suite bathroom.

Ground Floor

Entering from the ground floor there is a hallway with access to the kitchen/diner, living room, WC and stairs to the first floor.

The kitchen/dining room has a range of integrated appliances, quartz worktops, tiled floors and modern cabinetry.

The living room is to the rear of the property and accesses the rear garden and patio via double doors.

First Floor

Moving up to the first floor, there are two generous double bedrooms and a family bathroom with shower over bath configuration.

Second Floor

The entire second floor is the main bedroom suite, which benefits from a large en-suite bathroom with separate bath and shower and a range of integrated storage and wardrobes.

Outside

To the front there is a block paved driveway with parking for multiple vehicles as well as this well designed development offering plentiful visitor parking throughout. The rear garden is laid to lawn, with an area of patio, a timber garden shed and rear access gate.

Location

Dunnett Close is located less than 1 mile 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.

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).



















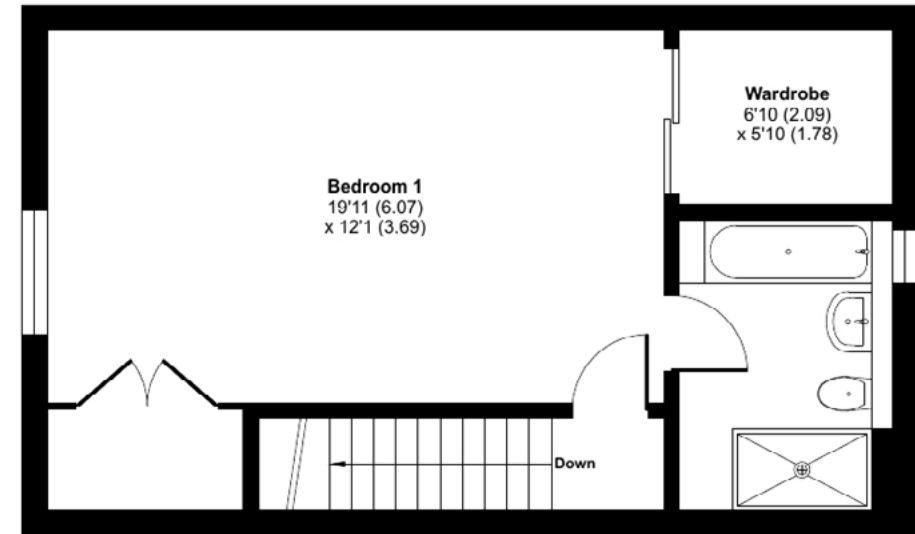




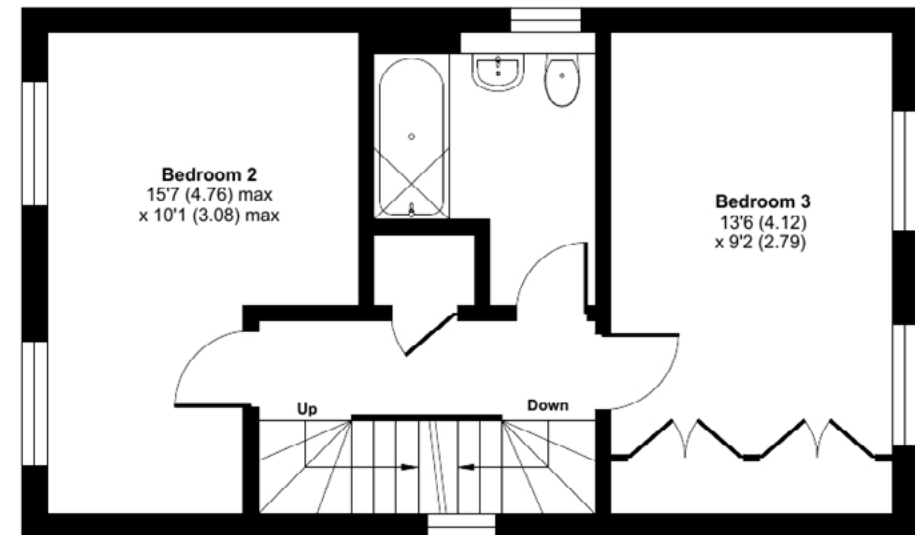
Dunnett Close, Hartley Wintney, Hook, RG27

Approximate Area = 1322 sq ft / 122.8 sq m

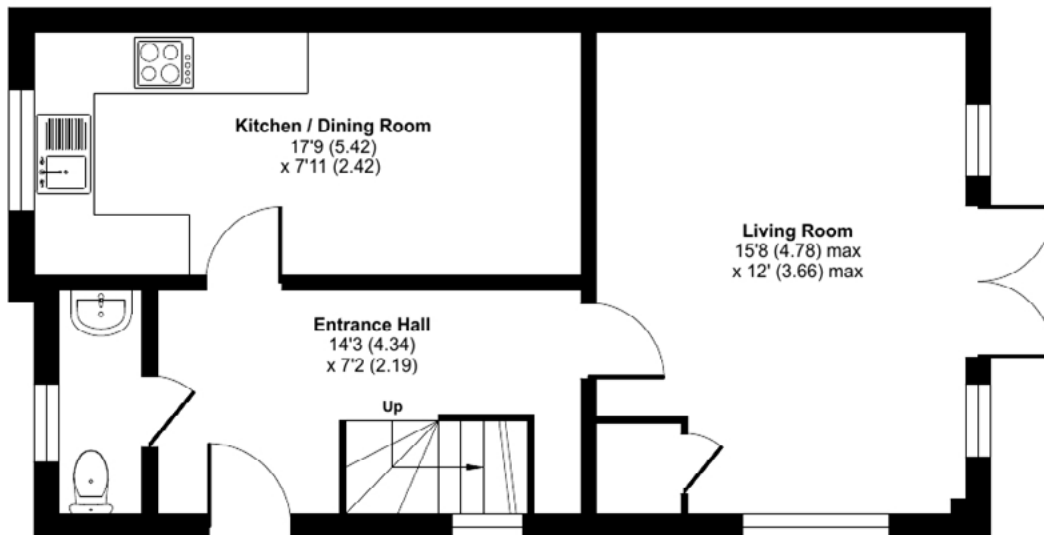
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1180133

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

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.

Services & Material Information

Water – Mains

Gas – Mains

Electric – Mains

Sewage – Mains

Heating – Gas

EPC B (84)

Materials used in construction - Brick & block, timber truss, tiled roof.

How does broadband enter the property - FTTP (fibre to the premises

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - Ramp up slight elevation to front door. Three storey building with stairs. Steps to rear of property from the garden.

Directions - Postcode RG27 8FE. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents

McCarthy Holden: 01252 842100

Local Authority

Tax band is F

Hart Council - £3176.65 PA - 2024/25

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