

27 Priory Lane  
Hartley Wintney, Hampshire



## 27 Priory Lane, Hartley Wintney, Hampshire, RG27 8EX

### The Property

A well presented, three bedroom, mid terraced bungalow in a cul-de-sac location in the charming Hampshire village of Hartley Wintney.

### Accommodation

Entering via the front door to a central hallway with access to the bathroom to the right. All three bedrooms are off to the right hand side of the property and the living areas to the left all from the central hallway.

Immediately to the left of the front door is the kitchen, which has been recently refitted and comes with a range of appliances.

Next is the living room which is rear aspect and in turn leads on to the conservatory and garden beyond.

Of the three bedrooms, the main bedroom is a double room and benefits from double doors out to the patio and garden beyond. The other two are single bedrooms. The bathroom has a shower over bath configuration and has also been recently refitted with a modern suite.

### Outside

The front of the property offers driveway parking for multiple vehicles.

The back garden has an area of patio around the rear elevation with a paved footpath leading to a garden shed at the end of the garden.

### Location

Priory Lane is located just over 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.

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).



























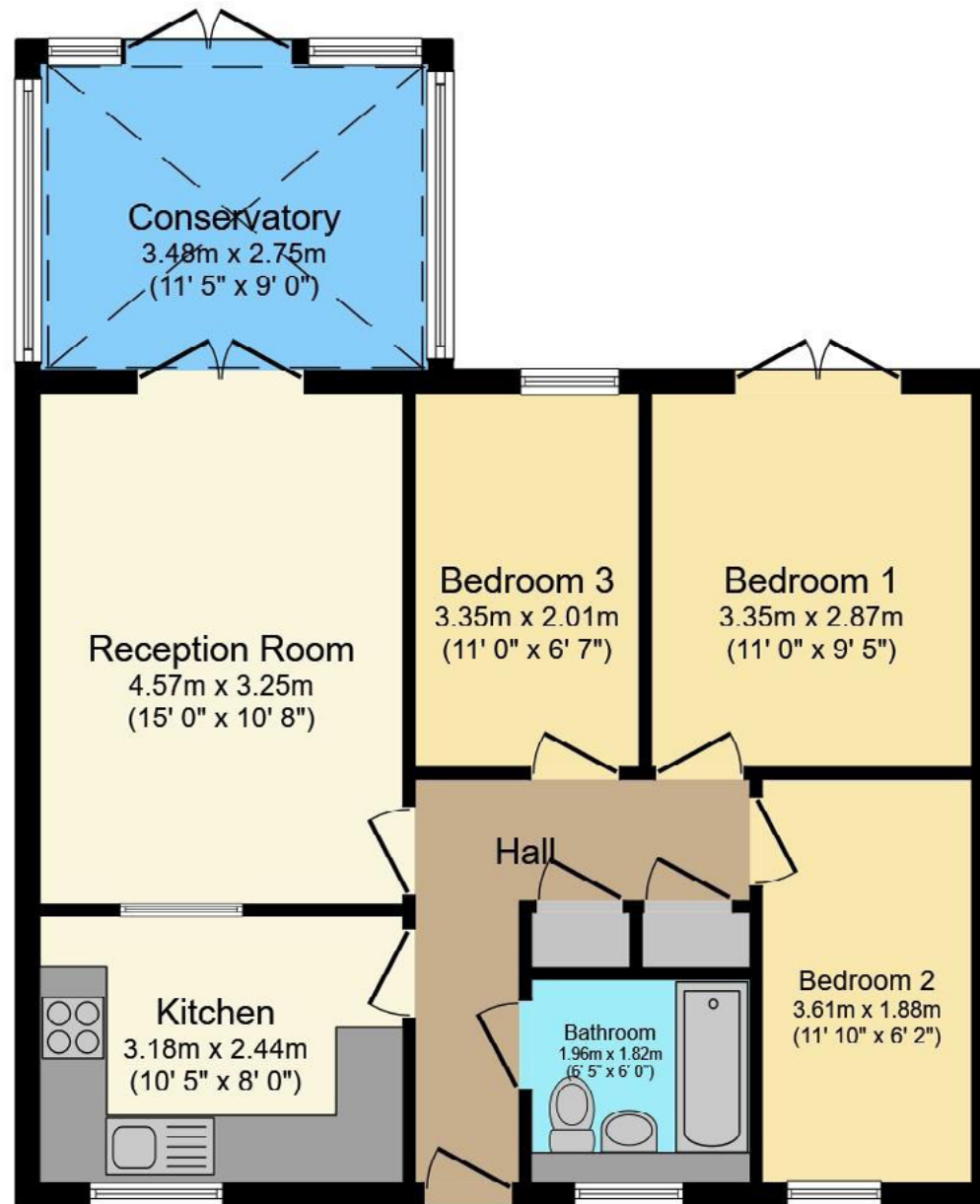












Total floor area 69.1 sq.m. (743 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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# 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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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 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.

### Local Authority

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

EPC - C (72)

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