

The Hall, Hartley Grange  
Grange Lane, Hartley Wintney



# The Hall, Hartley Grange, Grange Lane, Hartley Wintney, Hampshire, RG27 8HH

## The Property

An outstanding manor house conversion in a truly unique setting, less than a mile from the centre of Hartley Wintney Village. Comprising of the original central section (including the main entrance) of the historic Hartley Grange manor house and formal grounds of approximately 0.8 of an acre.

Originally built in the 17th Century and now Grade II listed as part of local Hartley Wintney History, this is a truly unique property.

## Ground Floor

From the main entrance foyer there is an inner hall currently used as a reception room. Beyond there is a central hallway which is home to the grand original main staircase up to the galleried landing. There is also a WC sited under the stairs.

From the central hall, there is access to the kitchen, which has recently been refitted to a high standard, now benefitting from a large island with breakfast bar with stone worktop and containing a Neff oven, and secondary multifunction oven/grill combination with warming drawer below.

The rest of the kitchen is equally well appointed with a range of cabinetry and worksurface areas, with Belfast sink an induction hob, brushed brass cabinet furniture and mixer tap as well as under cabinet lighting.

Off the kitchen there is also a separate utility room/larder/laundry room.

From the central hall, there is also access into the simply stunning sitting room, complete with ornate ceiling plasterwork and over 22ft in width. This room continues the high specification herringbone parquet flooring from the rest of the ground floor, and compliments it with a bay window dining area with views over the garden and fields beyond, as well as a feature fireplace.

Off the sitting room, there is a study which has an external door to the driveway and internal double doors leading back to the utility area.

## First Floor

Upstairs there are three bedrooms all accessed from the vast galleried landing area atop the staircase.

The principal bedroom closely mirrors the dimensions of the sitting room below, and offers a modern en-suite bathroom with shower over bath configuration.

Bedroom two is to the rear and maintains the same luxurious feel, with a view over the courtyard garden below.

Bedroom three is the smaller of the three, but could also still suit as a double room or additional home office space.

There is a second bathroom at the end of the landing which offers a large walk in wet-room style shower.

## Outside

The property has a total plot of around one acre (roughly illustrated in our photography and accompanying map).

To the front there is generous parking for a number of vehicles on the shared driveway, as well as a twin garage. One garage has been converted into a fantastic home gym. Off the kitchen there is a private walled courtyard area.

The old formal lawn for the manor is the main view of the property and is part of the plot, as well as the two further formal and more private areas of garden beyond.

## Location

Grange Lane is less a mile from Hartley Wintney High Street via a number of woodland footpaths.

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).













































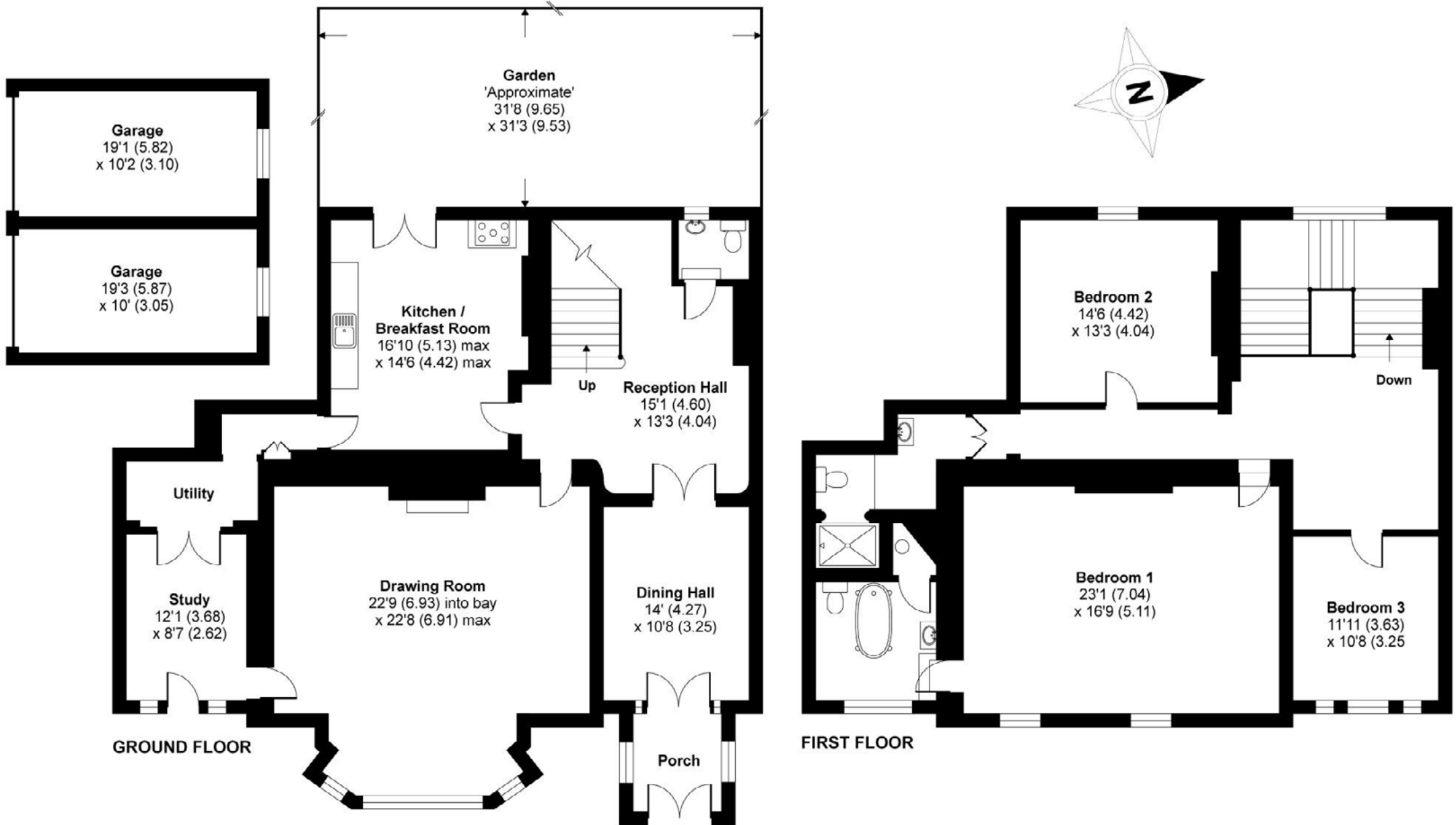






# Grange Lane, Hartley Wintney, Hook, RG27

APPROX. GROSS INTERNAL FLOOR AREA 3327 SQ FT 309 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

# 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.

Directions - Postcode RG27 8HH 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: G](#)

### EPC - TBC

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