

Fallow View  
Hunts Common, Hartley Wintney





# Fallow View, Hunts Common, Hartley Wintney, Hampshire, RG27 8AA

## The Property

A very rare opportunity to purchase a lovely, detached family home situated in one of Hartley Wintney's most sought after no through roads within walking distance of the village shops, and which has superb views over Hunts Common's Vaughan Millenium orchard. The property benefits from good size private rear garden which faces south-west.

The property has been extended and improved by the current owners who have enjoyed living in the property for 30 years and it would ideally suit a family looking for their forever home.

## Ground Floor

From the front door there is a spacious hall with doors off to the lounge, dining room and kitchen. The lounge well-appointed with gas fire and television point and double glass doors that open into the dining room.

The dining room has sliding patio doors to the garden and a serving hatch into the adjoining kitchen.

The modern country style kitchen with a butler sink, and an intelligent-management-system controlled AGA. The back door gives access to the rear garden.

There are a further two reception rooms to the

front of the house, currently used as a study and snug which has a gas fire, but one of these could be used as downstairs bedroom. Additionally, there is a useful utility room and a separate w.c. and shower room.

## First Floor

Upstairs there is a landing leading to four bedrooms with a very good size the master suite with an en-suite bathroom and fitted wardrobes. A family shower room serves the single bed and two double bedrooms.

There are wonderful views of the orchard and open countryside from two of the bedrooms.

There is a boarded loft and eves storage accessible from the Master Suite.

## Outside

One of the main features of the property is its quiet location opposite the Hunts Common Orchard.

To the front there are electric gates giving access to a secluded lawn area at the front of the property and a double garage, with power and drainage, is set back from the road, giving parking for up to four cars on the gravel drive.

There is an EV charging point and a separate side access to a large secluded rear garden with an

abundance of mature trees, plants, and lawn areas. The garden has a south-westerly aspect.

## Location

Hartley Wintney an historic village within the Hart District of Hampshire centred around the High Street, cricket green and duck ponds.

Fallow View is a 10-minute walk to the thriving High Street which offers good range of shops for day-to-day needs and boutique shopping from independent outlets.

There is a good range of restaurants and take away offerings with public houses both on the village high street and facing the ancient cricket field and common land.

There are numerous public foot paths, bridleways and walks around the village and onto the RSPB managed heathland, all accessible from the property.

Larger shopping and regional centres are Basingstoke (11 miles), Reading (13 miles) and Guildford (22 miles).

Motorway access is to the M3 at J5 (Hook) and J4a (Fleet) and J4 (Farnborough) and to the M4 J11 (Reading).

The rail station at Winchfield (2.3 miles) serves London and Southampton with Blackwater (12 miles) serves Reading, South Wales, the Midlands, and London. Both stations have parking





























































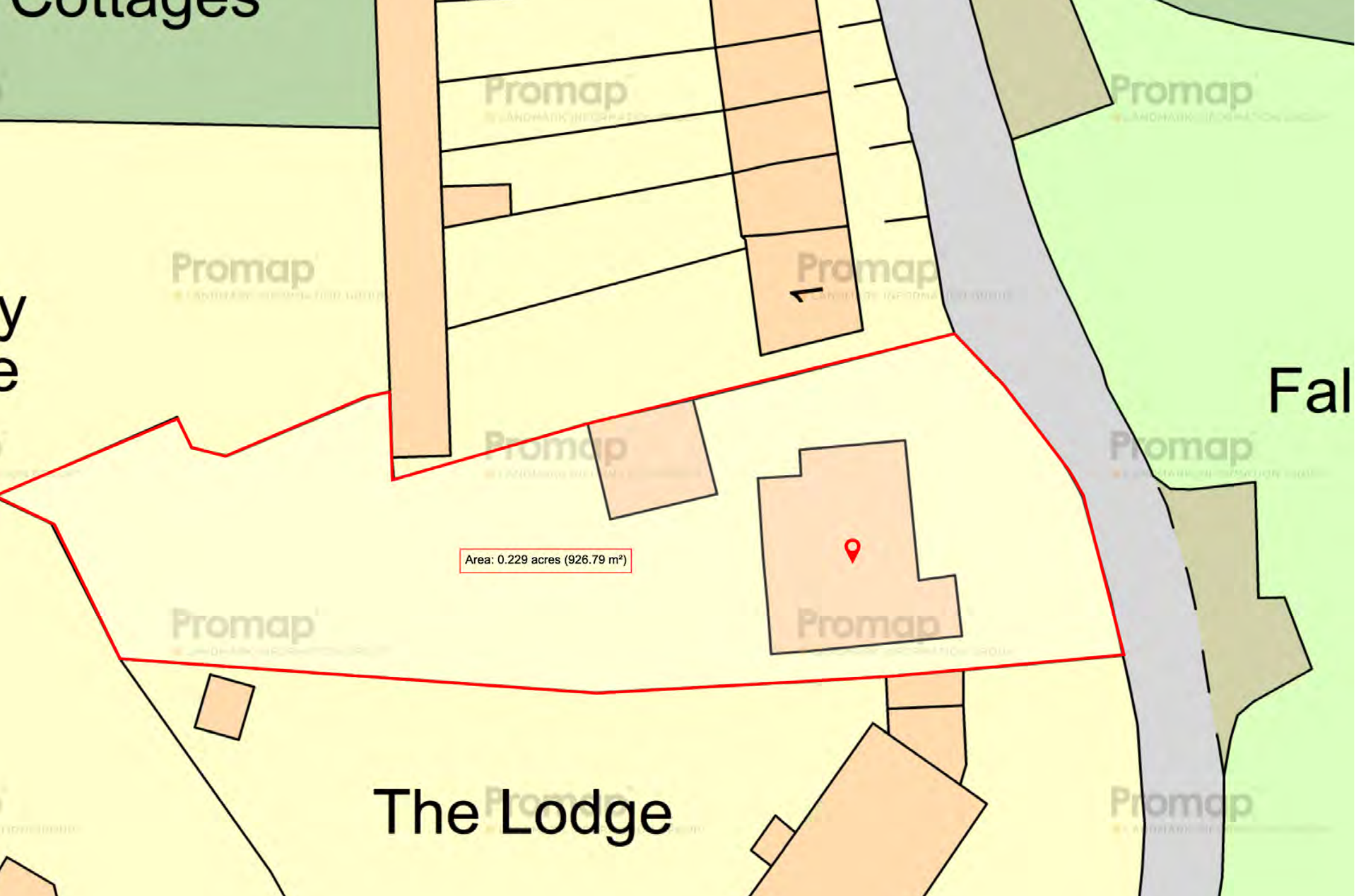




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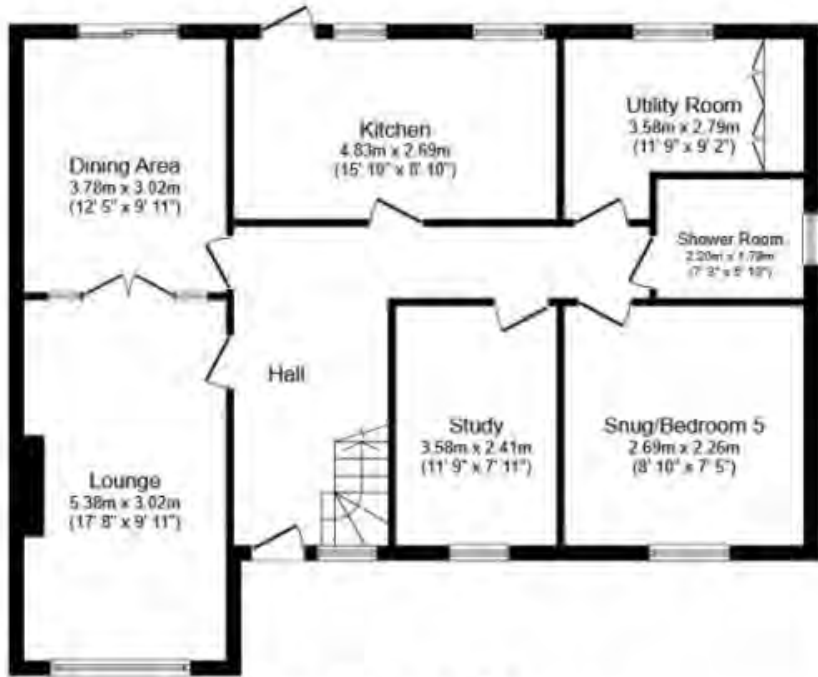
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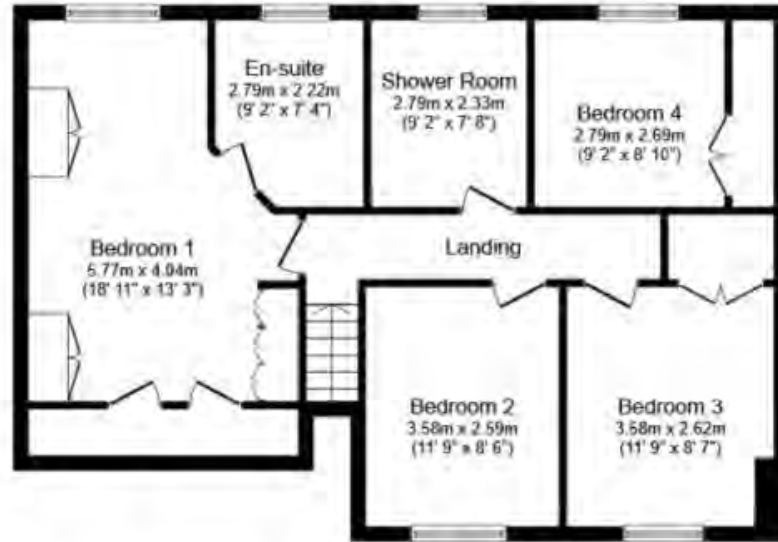
Area: 0.229 acres (926.79 m<sup>2</sup>)

The Lodge





**Ground Floor**



**First Floor**



**Garage**

Total floor area 201.0 sq. m. (2,164 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

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 8AA 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: F](#)

EPC - D (58)

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