

Kates Cottage, The Hurst,
Winchfield, Hampshire



Kates Cottage, The Hurst, Winchfield, Hampshire, RG27 8DE

The Property

Kates Cottage is an attractive three bedroom semi-detached cottage in the charming semi-rural surrounds of Winchfield. Benefitting from views over adjoining farmland, a large frontage and detached garage.

Ground Floor

Ground Floor accommodation consists of a front aspect sitting room with feature fireplace and adjoining dining area, galley kitchen with side access door out to the courtyard area of the garden, rear aspect garden room with views over the adjoining fields and countryside beyond and a modern bathroom, converted to a full wetroom.

First Floor

The first floor offers three bedrooms, two of which are good sized double rooms with integrated storage and a further single bedroom.

Outside

The property is accessed over a large gravel driveway from the road, which provides parking for a number of vehicles. There is also a large area of lawn, mature trees and a detached garage.

To the rear there is a paved courtyard garden off the kitchen and garden room, and a small area of lawn overlooking the adjoining farmland.

Location

The rural village of Winchfield offers two local pubs, a mainline trainstation to London Waterloo, a Grade I listed church and close proximity to both Hook and Hartley Wintney Village High Street.

This property is a short walk to the Barley Mow pub and to the Basingstoke Canal towpath.

Nearby Hartley Wintney 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 supermarkets can be found in both Hook and Elvetham Heath in Fleet, around five minutes away by car.

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).























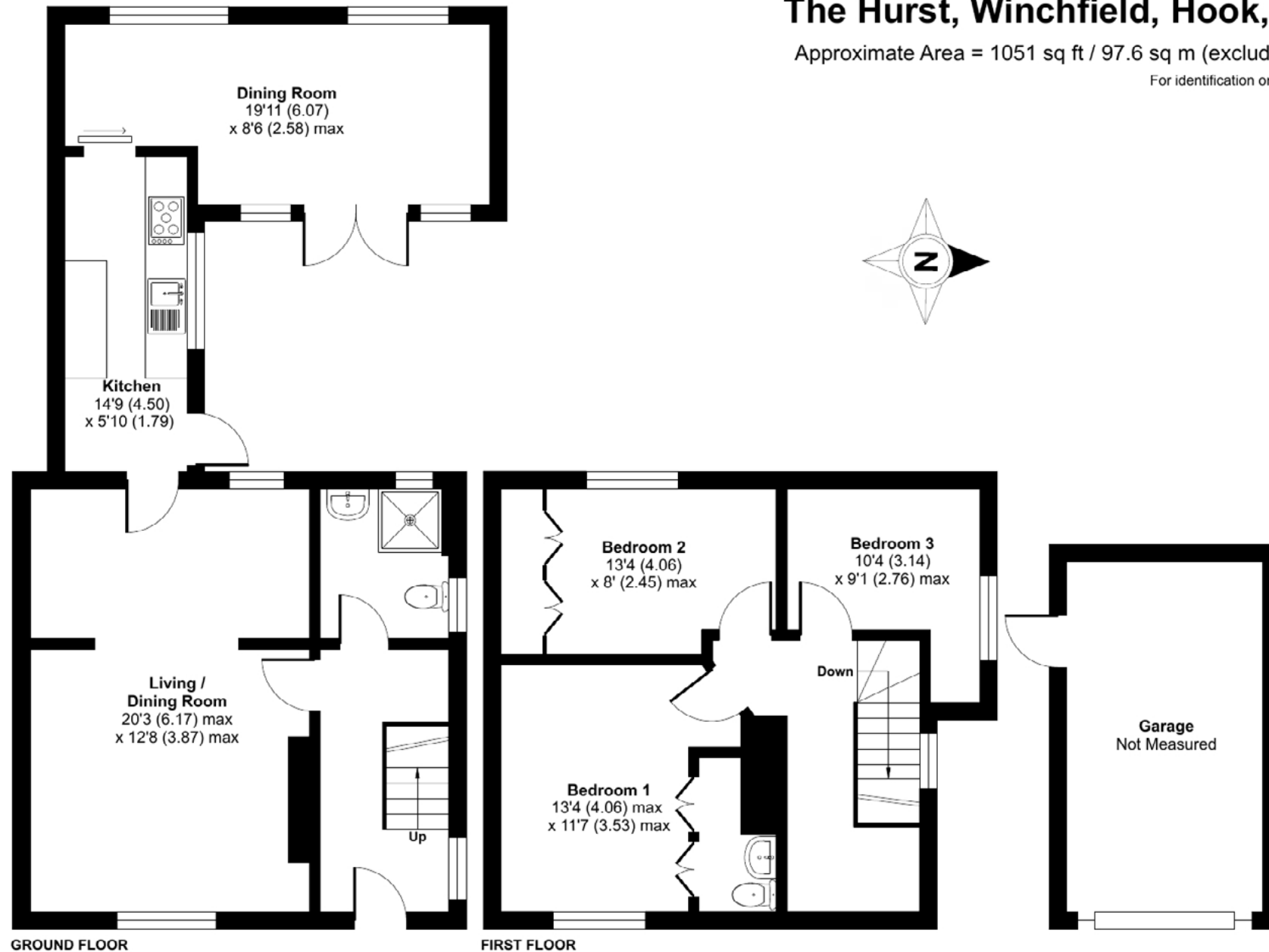




The Hurst, Winchfield, Hook, RG27

Approximate Area = 1051 sq ft / 97.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for McCarthy Holden. REF: 1304837

Places of interest

Nearby Hartley Wintney high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

The Barley Mow Pub is less than a 2 minute walk from the property.

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.



Barley Mow Pub, Winchfield



Hartley Wintney High Street



Hartley Wintney Golf Course



Basingstoke Canal Tow Path, Winchfield



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	Materials used in construction - Brick, Timber Truss Roof, Tiled roof
Gas – Mains	How does broadband enter the property - BT line present
Electric – Mains	EPC - E (53)
Sewage – Mains	Broadband Checker - https://www.openreach.com/fibre-broadband
Heating – Mains Gas	Mobile Signal - Unknown, depends on carrier
	To check broadband and mobile availability please visit: https://checker.ofcom.org.uk/
	Accessibility Accommodations - Ground floor bathroom/wetroom

Directions - Postcode RG27 8DE. 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
Council Tax Band: E - £2651.80 2024/25
Hart Council



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