

**8 Oak Lodge
Hartley Wintney, Hampshire**



8 Oak Lodge, Hartley Wintney, Hampshire, RG27 8PQ

The Property

Situated in a highly regarded over 55s development this 2 bedroom terraced bungalow is ideal for retirement as it is just a short walk from the Hartley Wintney Village High Street with its popular mixture of restaurants, shops, doctors surgery and other amenities.

Accommodation

The properties accommodation comprises of a bright entrance hall with large cloaks cupboard with a door leading to the lounge which has attractive views over the front garden and a door to the modern fitted kitchen which has room for a small table and has a built in oven and hob, fridge and freezer and microwave.

Off the lounge is a small lobby with the airing cupboard and doors to the refitted modern bathroom (now with large walk in shower) and 2 double bedrooms - bedroom 2 could also be a study or dining room. Both bedrooms look over the private courtyard style garden and the main bedroom has a built in double wardrobe and glazed door to the rear garden.

The rear garden is paved with two tiers and a range of planting beds.

To the front of the property is a small lawn area and then a short distance away is a garage with power and electric remote control door.

Location

Oak Lodge is less around a five-minute walk from Hartley Wintney High Street.

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).









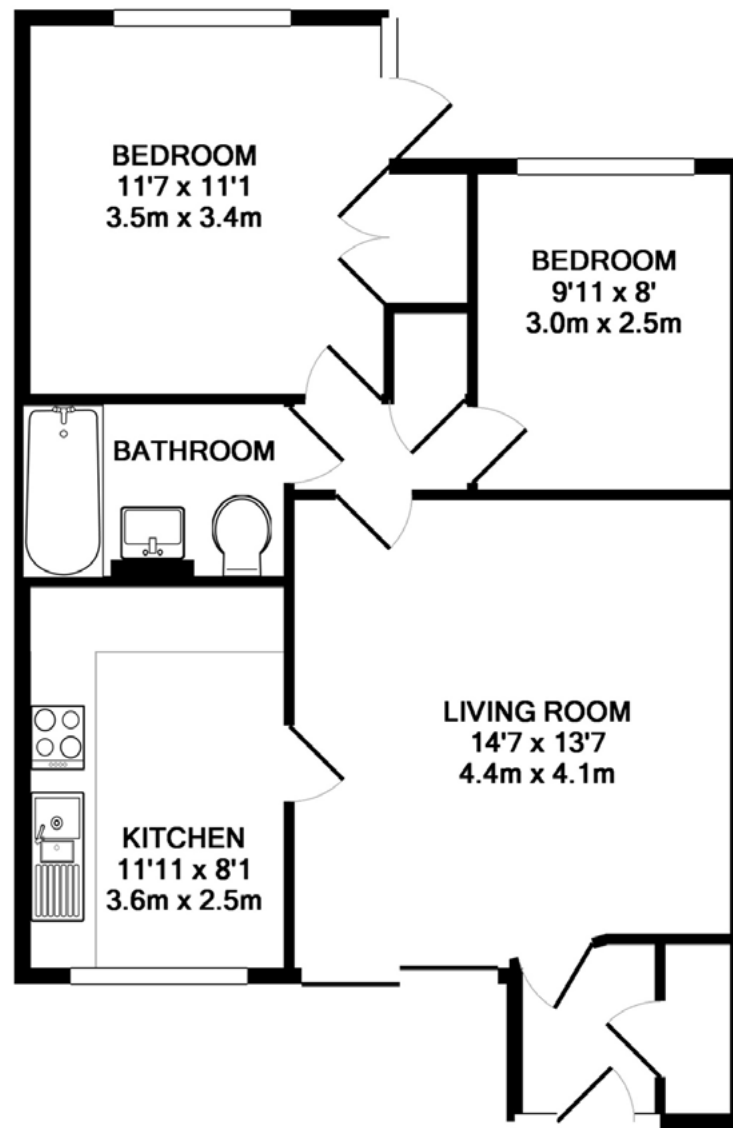












TOTAL APPROX. FLOOR AREA 609 SQ.FT. (56.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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.



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).

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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

EPC - TBC

Water – Mains

Gas – None

Electric – Mains

Sewage – Mains

Heating – Electric Radiators

Materials used in construction - Brick & Block, Timber Truss Roof, Tiled Roof

How does broadband enter the property - FTTC (fibre to the cabinet)

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 - Single Storey Living, Standard width doorways.

Directions - Postcode RG27 8PQ. 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 generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing

Telephone sole agents

McCarthy Holden: 01252 842100

Local Authority

Tax band: D £2199.22 PA 2024/25

Hart Council



www.mccarthyholden.co.uk