

8 Weatherby Gardens, Hartley Wintney



8 Weatherby Gardens, Hartley Wintney, Hampshire, RG27 8PA

The Property

A well proportioned three bedroom mid-terraced property built in the Neo-Georgian style, on a highly desirable road just a short distance from Hartley Wintney High Street.

Ground Floor

Entering from the front door, there is a spacious entrance hall which gives access to all main reception areas. To the left is a WC, to the right is a set of glazed double doors in to the large (over 24ft front to back) living/dining room, which benefits from an open fireplace, and dual aspect over the front and rear gardens.

To the rear is the kitchen which has both base and eye level cabinets, integrated Bosch oven and gas hob with extractor. There is also access to the rear garden from the kitchen.

First Floor

At the top of the staircase there is a spacious landing area. There are three bedrooms in total, two large double rooms both with integrated wardrobe storage and one single bedroom or study. There is a bathroom with shower over bath configuration and separate WC.

Outside

The property benefits from a garage in the neighbouring block. There is an area of lawn to the front with stone pathway leading to the front door.

To the rear the garden has a patio area immediately off the back of the house and then is mostly laid to lawn. There is a rear access gate which leads to a parking area and the garages.

Location

Weatherby Gardens is located just 0.2 of a mile (around a five minute walk) 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).























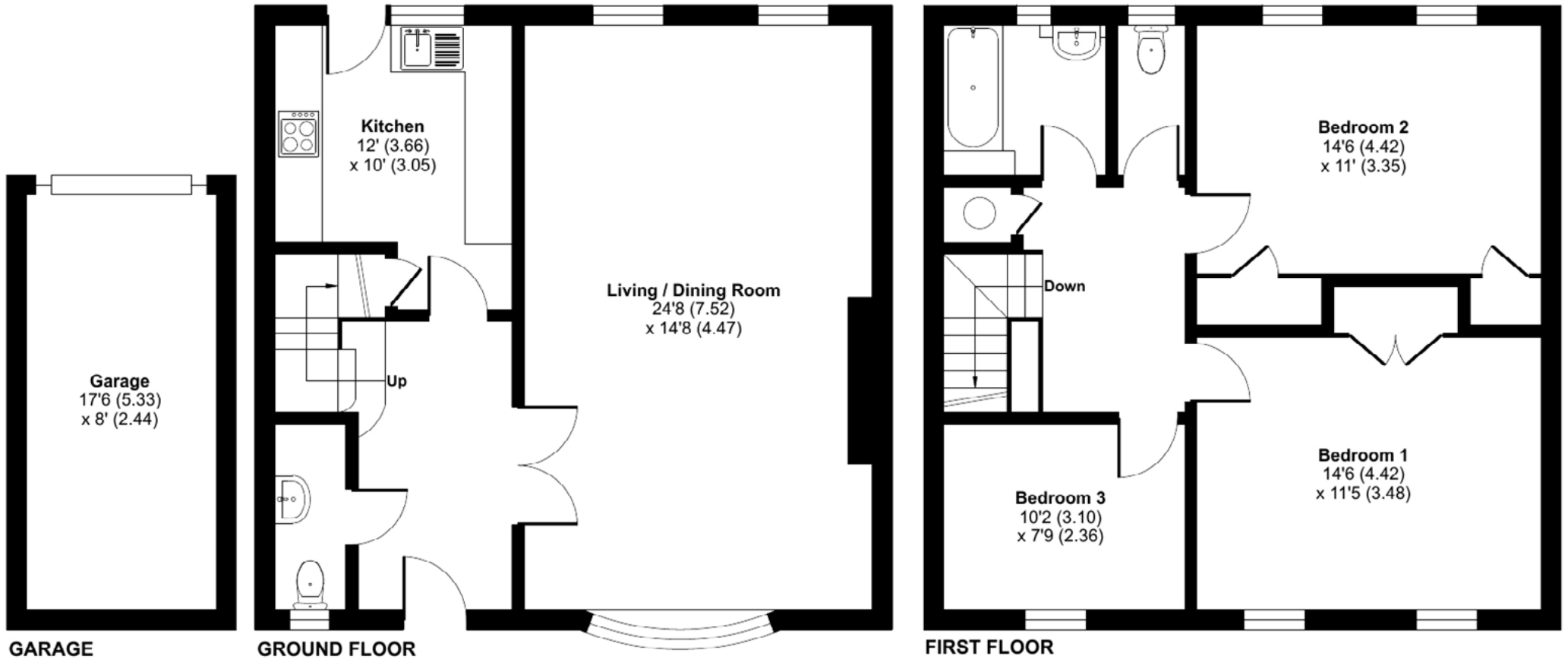
Weatherby Gardens, Hartley Wintney, Hook, RG27

Approximate Area = 1246 sq ft / 115.7 sq m

Limited Use Area(s) = 140 sq ft / 13 sq m

Total = 1386 sq ft / 128.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for McCarthy Holden. REF: 1097664

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 8PA 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.

EPC - C (72)

Local Authority

[Hart District Council](#)
[Council Tax Band: F](#)
[£3031.24 PA for 2023/24](#)

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