

17 Oaklands  
Hartley Wintney



# 17 Oaklands, Hartley Wintney, Hampshire, RG27 8TX

## The Property

A modernised and immaculately presented two bedroom first floor apartment with the benefit of a private garden and garage in the adjacent carpark, all just a short walk away from Hartley Wintney village centre.

## Ground Floor

Entering via the communal main door, there is a small lobby and number 17 is up the stairs and the first door on the left hand side. The front door opens into a spacious and well presented sitting room.

The internal hallway with brand new oak doors leads on to a newly fitted kitchen with tiled floor, modern cabinetry, integrated appliances including oven and gas hob.

There are two bedrooms, with the main room benefiting from fitted wardrobe storage.

Bedroom two is a large single/small double, rear aspect and currently in use as a study.

The bathroom has been recently refitted and offers a shower over bath configuration

## Outside

This apartment comes with a generous private garden at the rear corner of the building accessed via a gate at the front.

There is parking in the carpark by residents permit and a garage in a block.

## Location

Oaklands is located under a mile 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.

The town of Fleet lies some 4 miles away catering more for day to day needs and has a mainline station offering a fast service to London Waterloo.

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).

















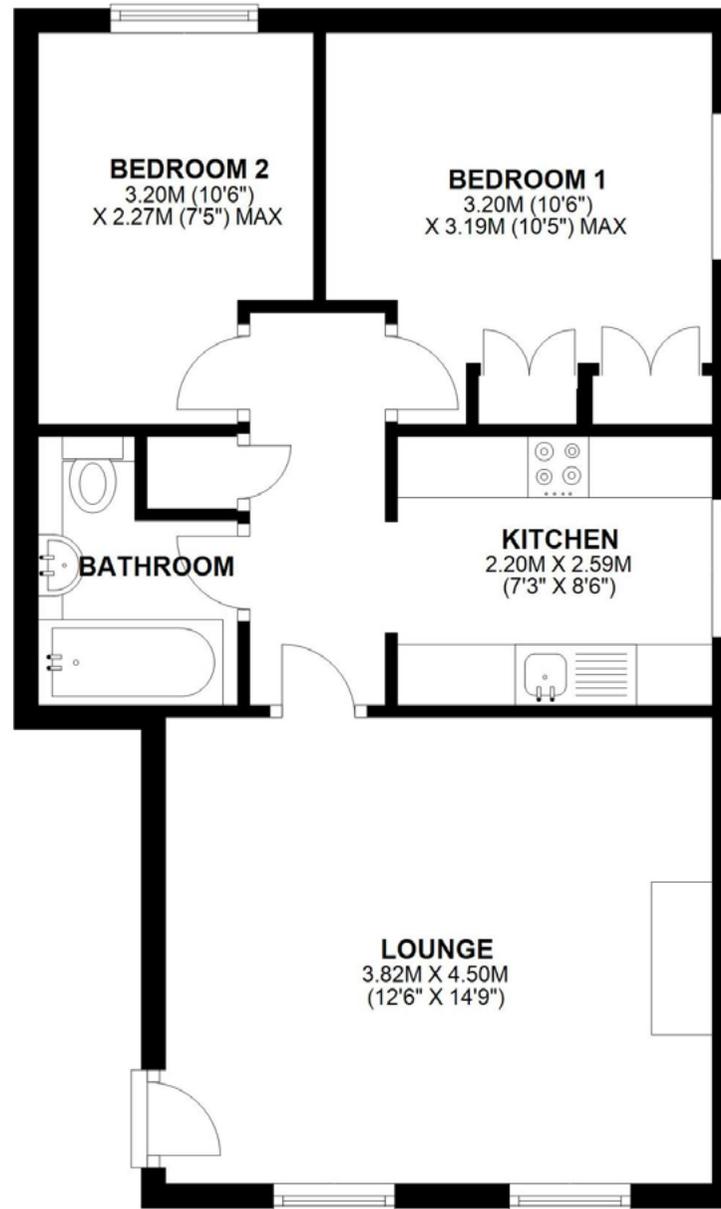






# FLOOR PLAN

APPROX. 48.2 SQ. METRES (518.8 SQ. FEET)



**TOTAL AREA: APPROX. 48.2 SQ. METRES (518.8 SQ. FEET)**

Whilst every effort is made to ensure the accuracy of this floor plan. Measurements of door, windows, rooms and other items are approximate. We take no responsibility for errors, omissions or mis-statements on this plan. This is only for illustrative purposes and as such should only be used in this way. Any services, appliances or systems shown have not been tested. So no guarantee of their operability 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.



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 8TX 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: C](#)

EPC - C (69)

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