

61 Weir Road  
Hartley Wintney, Hampshire





# 61 Weir Road, Hartley Wintney, Hampshire, RG27 8ES

## The Property

A completely modernised three bedroom, semi detached family home with generous rear garden and current planning permission for a two storey extension.

## Ground Floor

From the front door into the hallway, to the right is the living room, which benefits from a fireplace with wood burning stove and a front aspect window with shutters.

To the rear of the property there is a modern kitchen with open plan dining room area adjoining. The kitchen itself is made up of base end wall mounted shaker style cabinets and a range of integrated appliances, including five ring gas hob, double oven, dishwasher and washing machine.

Off the dining area is a timber and brick built conservatory which is currently in use as a lovely play room overlooking the garden.

## First Floor

Upstairs there are three bedrooms and a modern family bathroom.

Bedroom one is front aspect with integrated wardrobe.

Bedroom two is also a good sized double room

also with integrated wardrobe.

Bedroom three is to the front and is a single room, currently used as a study.

The bathroom has been recently re-fitted and features a shower over bath configuration with rainstorm style shower.

## Outside

The property benefits from a good-sized frontage with parking for multiple vehicles on the driveway.

To the rear there is a generous garden which is laid to lawn and has recently been re-fenced. There is a paving stone patio with covered pergola off the back of the house and a side return area.

## Agents Notes

The property has also had a new roof, windows, boiler, radiator, electrics and flooring throughout in 2021.

The property has currently approved planning for a two story extension to create a main bedroom suite on the first floor and a utility room, WC and study on the ground floor.

## Location

The property is located just over 1 mile from the village centre.

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).









































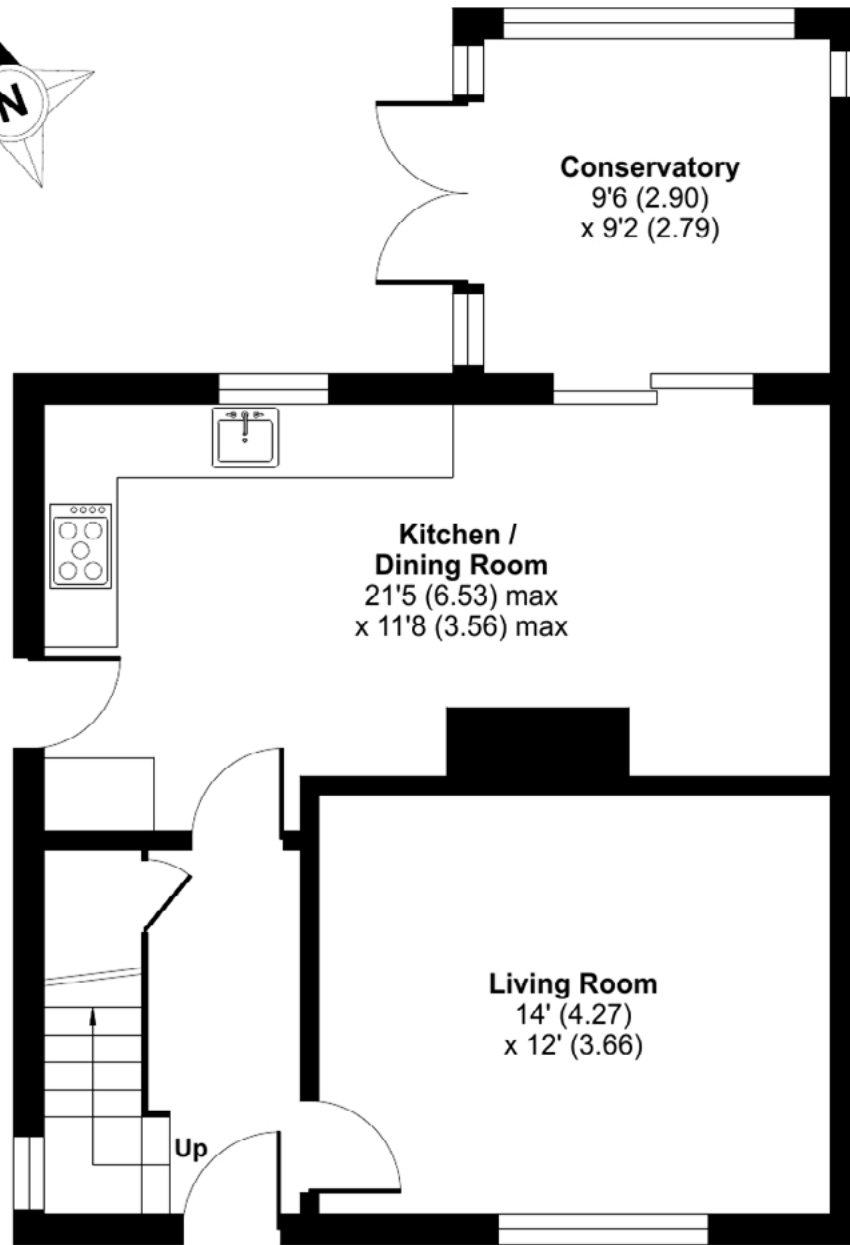




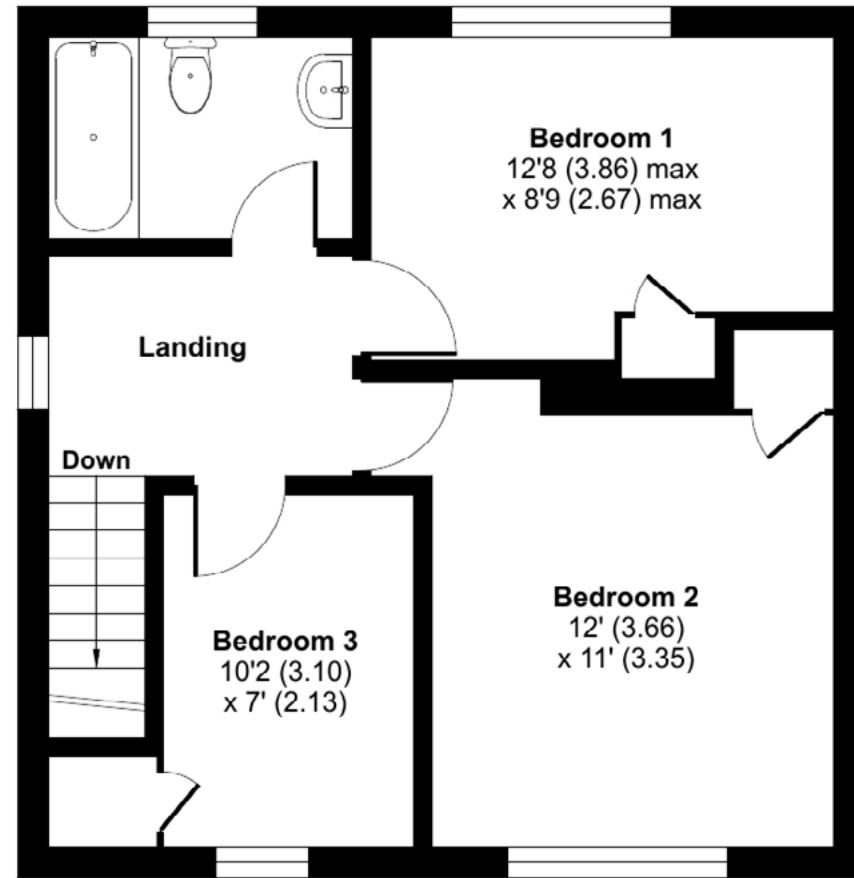
# Weir Road, Hartley Wintney, Hook, RG27

Approximate Area = 1049 sq ft / 97.4 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1124325



# 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 8ES 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 (71)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: D](#)  
[£2098.55 PA for 2023/24](#)

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