

61 High Street, Hartley Wintney, Hampshire



Apartment 2 at 61 High Street, Hartley Wintney, Hampshire, RG27 8NY

The Property

A collection of high specification, generously proportioned, modern apartments on the first and second floor of this landmark building in the centre of historic Hartley Wintney high street. With a newly constructed lift and staircase installation for access to each floor, private car park and potential to acquire one of three garages (cost/availability to be confirmed) if desired.

Apartment Two (First Floor)

Apartment two is on the first floor, to left from the lift entrance.

Upon entering the front door into the main hallway with engineered wooden flooring, there is a remote door entry digital control panel on the wall.

To the right is a utility cupboard with the pressurised hot water cylinder and to the left is a storage cupboard.

Next on the left of the hallway is the kitchen/dining room, which benefits from an outlook over the courtyard and to the village cricket green beyond. The kitchen itself has black stone worktops, white modern cabinetry with black handles and a full range of integrated Bosch appliances. There is also plenty of space for a dining table and chairs at the opposite end of the room.

Opposite the kitchen is the living room which continues the wooden flooring and benefits from a unique outlook over Hartley Wintneys attractive high street and eclectic rooftops.

The main bedroom is at the end of the hallway on the right hand side and is a very generous double room with en-suite shower room and walk in wardrobe with bespoke fitted storage solution inside.

The other side of the hallway is bedroom two, which is also a good sized double room with double fitted wardrobe storage.

In between both bedrooms is a further bathroom with shower over bath configuration.

Specification (subject to change)

Each apartment includes:

- Allocated parking in private car park.
- Use of the lift to each floor.
- Remote door entry access panel.
- Engineered wood flooring in hallway, kitchen and living rooms.
- Oak internal doors with satin black furniture.
- Independent pressurised hot water cylinder.
- Thermostatic electric radiator heating.
- Kitchens with stone resin worktops.
- Kitchen appliance suite including:

- Bosch oven.
- Bosch induction hob.
- Bosch fridge/freezer.
- Bosch combi washer/dryer.
- Extractor hood.

- New timber double glazing throughout.
- Carpeted bedrooms with integrated storage.
- Bathrooms with LVT flooring.
- Period styled bathroom fixtures.
- Tiled showers or bath splash backs where appropriate.
- Bathroom mirrors.
- Mix of low energy LED spot lights and pendant lights.

Location

The village of Hartley Wintney is full of individual shops, a renowned cricket green, a golf club and a lovely village pond.

The thriving town of Reading is about 13 miles away, Wokingham about 9 miles and Basingstoke 11 miles.

For the commuter, the closest railway stations are Winchfield (1.5 miles) and Hook (4 miles), providing travel in approximately 50 minutes to London Waterloo.

Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).

















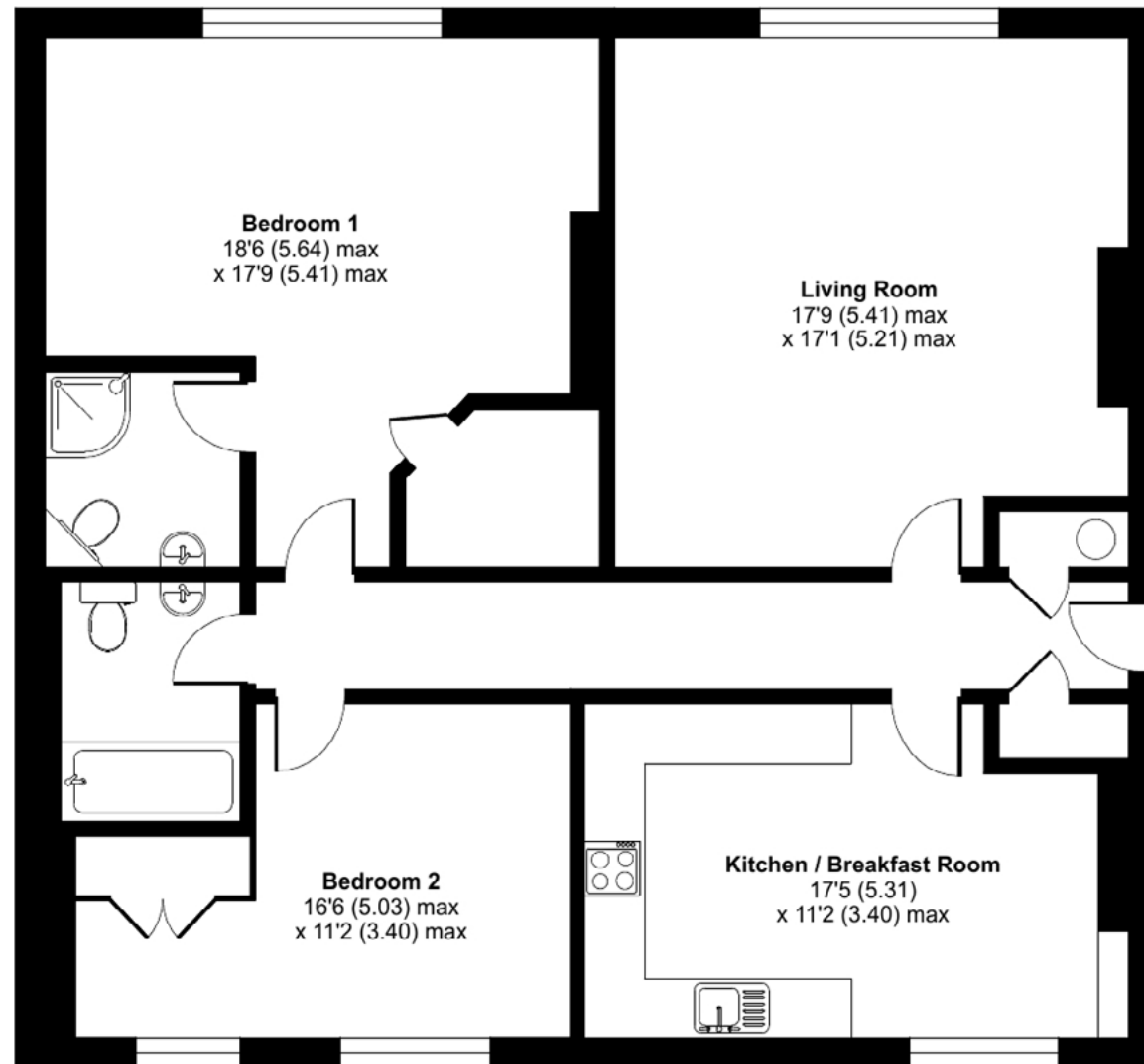












SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1298555

Places of interest

61 High Street is on Hartley Wintney High Street and as such is literally a stones throw away from the wonderful array of shops, businesses, cafe's restaurants and amenities. The village has a wonderful cricket green with pub overlooking and the picturesque Oak Commons and duck pond surrounding it.

There is a full 18 hole golf course just off the High Street, and vast countryside walks can be found through the village and to Hazeley Heath and Bramshill beyond.

Nearby larger shopping experiences can be found in Fleet, Camberley and Basingstoke.



The Centre of Hartley Wintney Village



Hartley Wintney Duck Pond



The Waggon & Horses - Hartley Wintney



Hartley Wintney Golf Course



Range of Shops and Businesses on Hartley Wintney High Street

Consumer Protection Regulations

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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.

Directions - Postcode RG27 8NY . 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.
Electric room heating.
EPC -TBC

Local Authority

[Hart District Council](#)
[Banding TBC](#)



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