

2 Dunnett Close
Hartley Wintney, Hampshire



2 Dunnett Close, Hartley Wintney, Hampshire, RG27 8FE

The Property

A rare opportunity to purchase a three bedroom semi-detached townhouse built by Bewley Homes to a high standard in 2017. This property specifically benefits hugely from a large rear garden in a corner plot adjoining private woodland.

Ground Floor

Entering from the ground floor to a large hallway, this level offers access to the garage, and is home to a generous utility/laundry room at the rear. There is also a WC on this level.

First Floor

Moving up to the first floor, this is where this property stands out from a typical townhouse - the kitchen/diner is to the rear but is actually on the same level as the wonderful rear garden, with French doors leading out to a south-westerly aspect patio and the garden beyond.

The kitchen itself is equipped to a high standard with a full range of integrated appliances, stone worksurfaces and modern, shaker style cabinetry.

The front of the first floor is the sitting room which a lovely spacious feeling room and has been

further enhanced by the addition of a log burning stove by the current owners.

To complete the first floor accommodation, there is also a study with bespoke, fully fitted desks and storage.

Second Floor

The second floor has three bedrooms and two bathrooms. The main bedroom is rear aspect and is again a very generous size. There is a full wall of fitted wardrobes for storage and there is an ensuite shower room.

Bedrooms two and three are front aspect and are a double and good sized single respectively.

The family bathroom is of high quality and has a shower over bath configuration.

Outside

To the front there is a block paved driveway with parking for two vehicles and an integrated single garage with internal access to the house.

To the side of the property there is an access gate leading to a paved courtyard currently used as a seating and storage area.

There are stairs from here leading up to the garden which is also directly accessible from the first floor kitchen doors.

The garden is extremely generous for a modern house and extends back over 80ft/20m back from the patio. Mostly laid to lawn there are areas of planting to the rear as well as a fenced off practical space.

Location

Dunnett Close is located less than 1 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).











































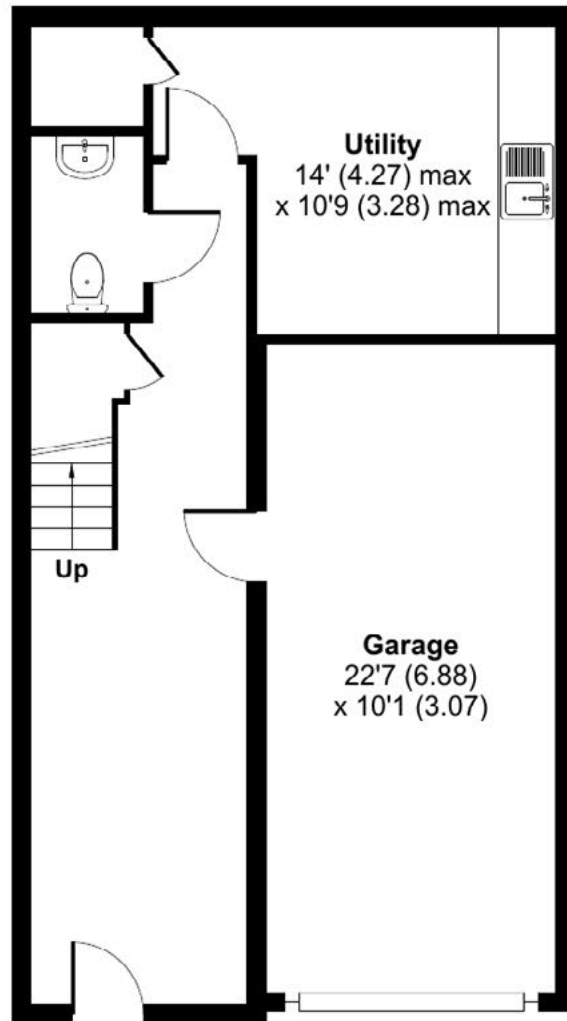
Dunnett Close, Hook, RG27

Approximate Area = 1607 sq ft / 149.3 sq m

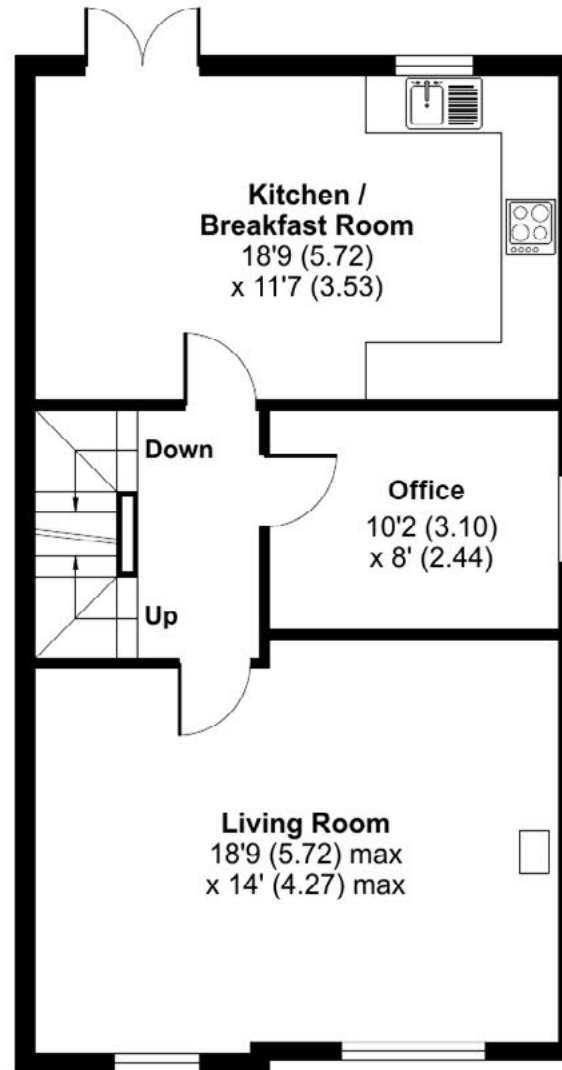
Garage = 228 sq ft / 21.2 sq m

Total = 1835 sq ft / 170.5 sq m

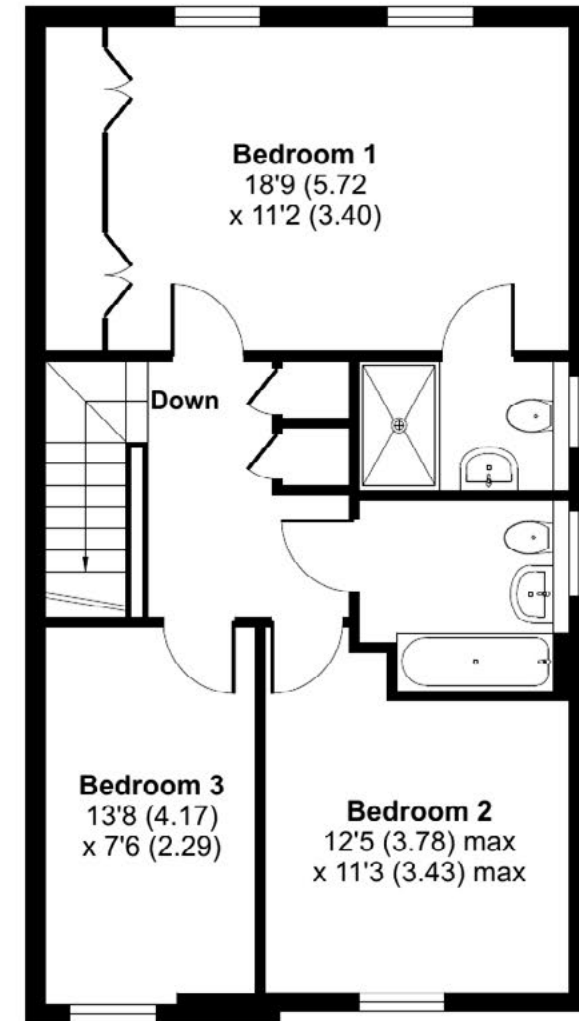
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for McCarthy Holden. REF: 1038049

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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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 8FE 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 - B (86)

Local Authority

[Hart District Council](#)

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

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