

4 Kiln Gardens  
Hartley Wintney, Hampshire





## 4 Kiln Gardens, Hartley Wintney, Hampshire, RG27 8RG

### The Property

A well proportioned and completely renovated three bedroom Semi-Detached house with double garage close to Hartley Wintney village centre.

### Ground Floor

From the front door there is an entrance hall, leading to a much larger inner hallway with parquet floor, bespoke under-stairs storage and access to the WC.

To the left is the large open plan living/dining room, with feature bay window to the front, double doors to the patio and garden beyond, as well as a continuation of the wooden parquet floor.

Straight ahead from the inner hallway is the beautifully re-fitted kitchen with both ground and wall mounted shaker style cabinetry, quartz worktops and Amtico flooring. The Everhot stove is not included in the Guide Price but may be purchased by separate negotiation - please speak with the agent for more information.

### First Floor

The first floor offers three bedrooms and a bathroom.

The main bedroom is rear aspect and over 16ft long and more than 12ft wide, benefits from integrated wardrobe storage.

Adjacent is the completely refitted shower room which is fully tiled, with large walk in shower.

Bedroom two is also a large double room with fitted wardrobes and is front aspect.

Bedroom three is a front aspect single room, currently in use as a study.

### Outside

The property is in a quiet cul-de-sac location with some open green space and mature trees on the approach.

This particular house benefits from a modernised double garage with new roof, folding electric door, power and light as well as a access door through to the rear garden of the property allowing you to park in the garage and access the house from here.

The rear garden has an area of patio directly off the dining room and kitchen. The rest is laid to lawn with attractive flower beds, raised timber sleeper vegetable beds and a pretty patio with timber pergola at the end of the garden. There is also a paved side return with secure gated access back out to the front of the property.

### Location

Kiln Gardens is a 5-10 minute walk (less than a mile) from Hartley Wintney High Street.

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).

















































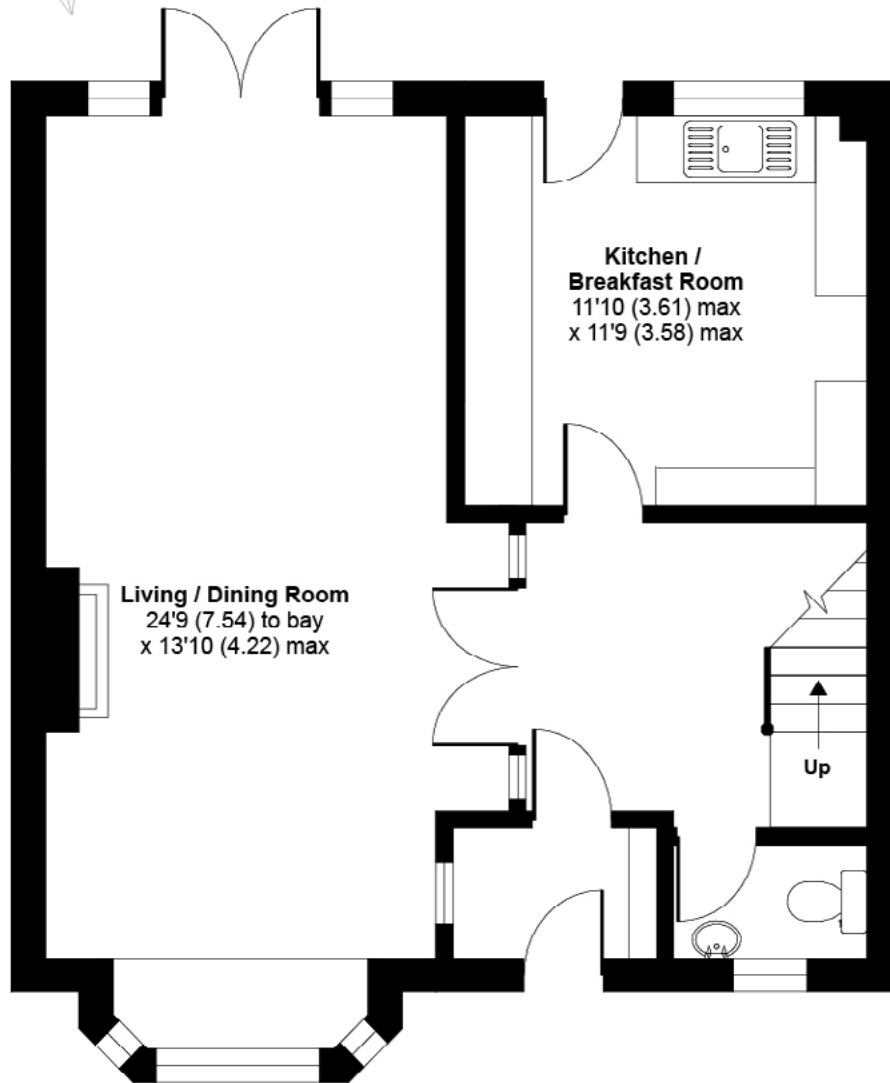




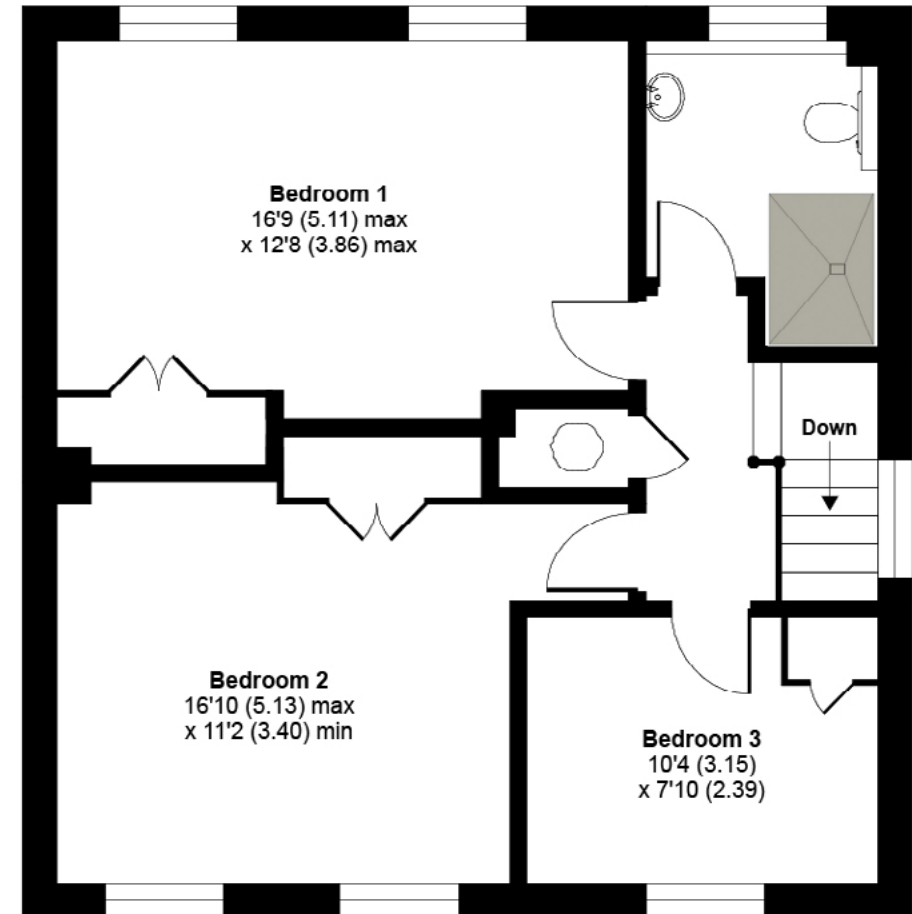
# Kiln Gardens, Hartley Wintney, Hook, RG27

Approximate Area = 1219 sq ft / 113.2 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). ©n1chemcom 2021. Produced for McCarthy Holden. REF: 727387



# 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.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage – Mains  
Heating – Gas

Materials used in construction - brick & block, timber roof truss, tiled roof  
How does broadband enter the property - FTTP (fibre to the premises  
EPC - C (73)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 8RG. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 842100

Local Authority  
Tax band is E  
Hart Council

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)