

12 Hatts Close
St Marys Park, Hartley Wintney



12 Hatts Close, Hartley Wintney, Hampshire, RG27 8WX

The Property

Stunning 2-Bedroom, 2-Bathroom Home | Fully Renovated & Re-Decorated | Cul-de-Sac Location with Parking

Nestled at the end of a quiet cul-de-sac, this immaculately refurbished and fully re-decorated 2-bedroom, 2-bathroom end terrace offers stylish, modern living in a peaceful setting – complete with two allocated parking spaces directly in front of the property.

Ground Floor

Step inside to a welcoming open-plan ground floor, where the entire space has been thoughtfully redesigned. The modern kitchen features high-end AEG appliances, including an induction hob and an integrated BOSCH microwave, complemented by LVT Camaro flooring throughout.

Natural light floods in through the rear glass roof, doors, and windows, all fitted with automated anthracite Specialist blinds. Coordinating full-length anthracite radiators add a sleek finish. Smart use of space continues under the stairs, where the washing machine and tumble dryer have been relocated behind a sliding barn door, alongside additional built-in storage cupboards.

Completing the ground floor is a stylish cloakroom.

First Floor

On the first floor are two well-proportioned double bedrooms, each benefitting from Spacemaker built-in wardrobes and served by two modern bathrooms. The home is lit with a mix of new recessed spotlights and downlighters, adding warmth and ambiance throughout.

This exceptional property offers turnkey living, ideal for buyers seeking quality, convenience, and contemporary style in a very sought after location.

Outside

To the front of the property there are two allocated parking spaces. The rear garden has been landscaped to provide a paved seating area, mature plant beds, an area of artificial lawn and a second rased patio area at the end of the garden.

Location

Hatts Close is a quiet cul-de-sac within the popular St Marys Park development. It is unique in position as it looks out over the adjoining woodland footpath leading to a dog walking field and up to the Lucy Pygott community centre.

Hatts Close is located just over 1 mile from the village centre of Hartley Wintney. Within the development there is a lit footpath which exits at the Odiham Road and serves as a walking route tow Winchfield train station - a mainline service

to London Waterloo. 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).



































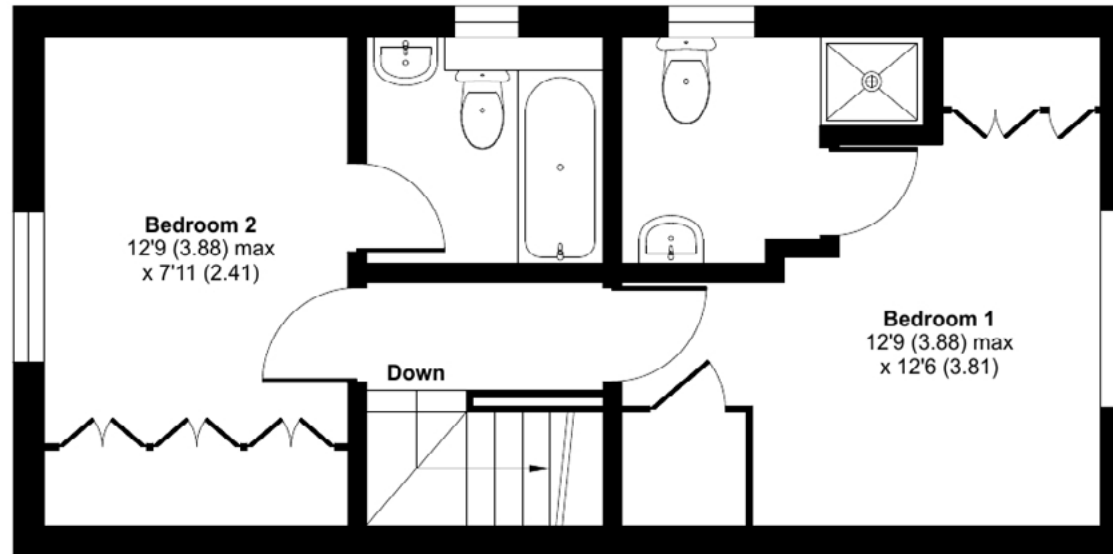
Hatts Close, Hartley Wintney, Hook, RG27

Approximate Area = 843 sq ft / 78.3 sq m

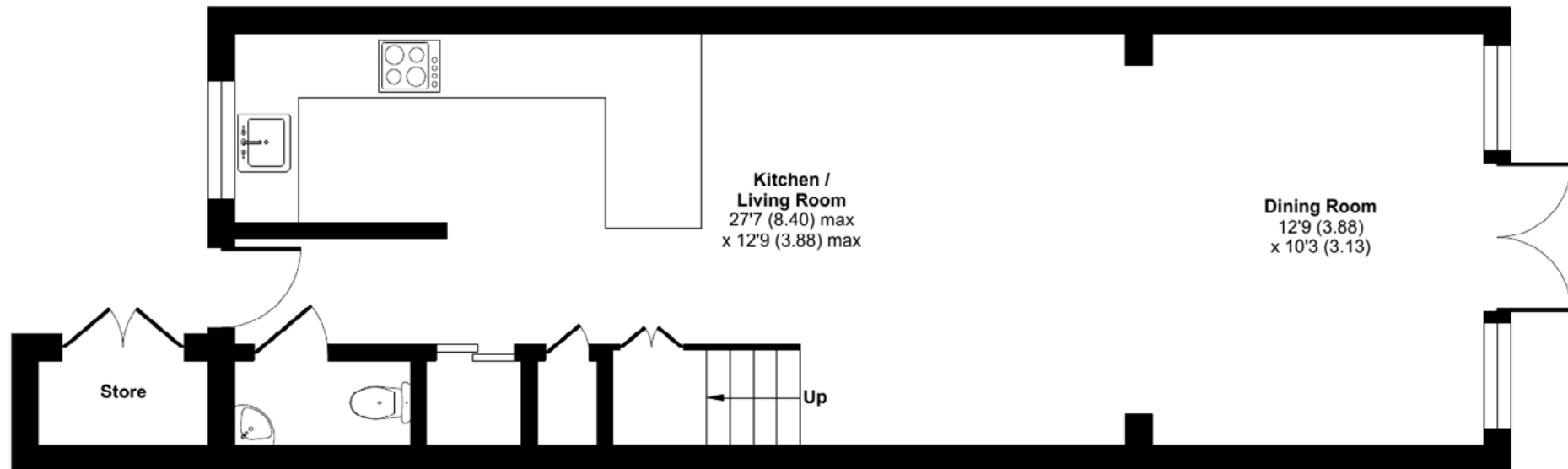
Outbuilding = 14 sq ft / 1.3 sq m

Total = 857 sq ft / 79.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for McCarthy Holden. REF: 1313528



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.



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 8WX 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 (73)

Local Authority

[Hart District Council](#)
[Council Tax Band: D](#)
[£2199.22 PA for 2024/25](#)



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