

4 Filbert Grove
St Marys Park, Hartley Wintney



4 Filbert Grove, Hartley Wintney, Hampshire, RG27 8ZQ

The Property

A very well presented two bedroom home on the ever popular St Marys Park development in Hartley Wintney. Benefitting from two allocated parking spaces and a southerly aspect rear garden.

Ground Floor

Entering via the front door to the entrance hallway there is the utility room to the left and cloakroom to the right.

The kitchen benefits from a range of fitted units and appliances including, dishwasher, gas hob with electric oven and a breakfast bar with matching stools.

The living/dining room is rear aspect with under stairs storage cupboard to the right with double doors opening onto the patio and garden beyond.

First Floor

To the first floor are two double bedrooms both with en-suite bathrooms.

Bedroom one is rear aspect with fitted storage and en-suite shower room with view over the garden and woodlands beyond.

Bedroom two is front aspect which benefits from an en-suite bathroom.

Outside

At the front of the property there are two marked allocated parking spaces.

The rear of the property overlooks adjoining woodland. The low maintenance garden is a mix of paving and gravel pathways with raised planting beds with a timber shed at the end of the garden.

Location

Filbert Grove 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 to 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).

























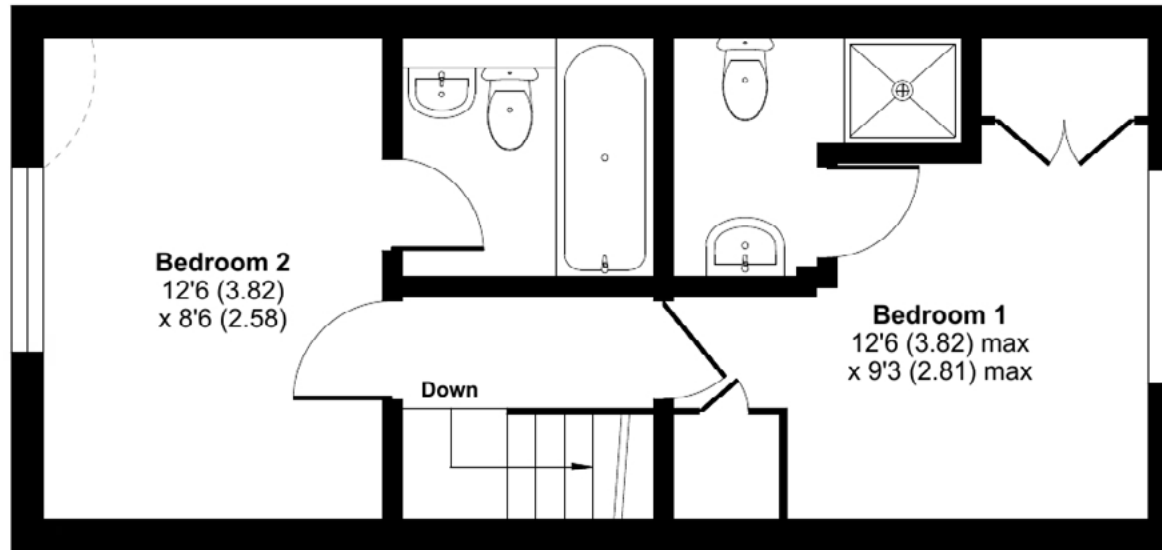
Filbert Grove, Hartley Wintney, Hook, RG27

Approximate Area = 770 sq ft / 71.5 sq m

Limited Use Area(s) = 4 sq ft / 0.3 sq m

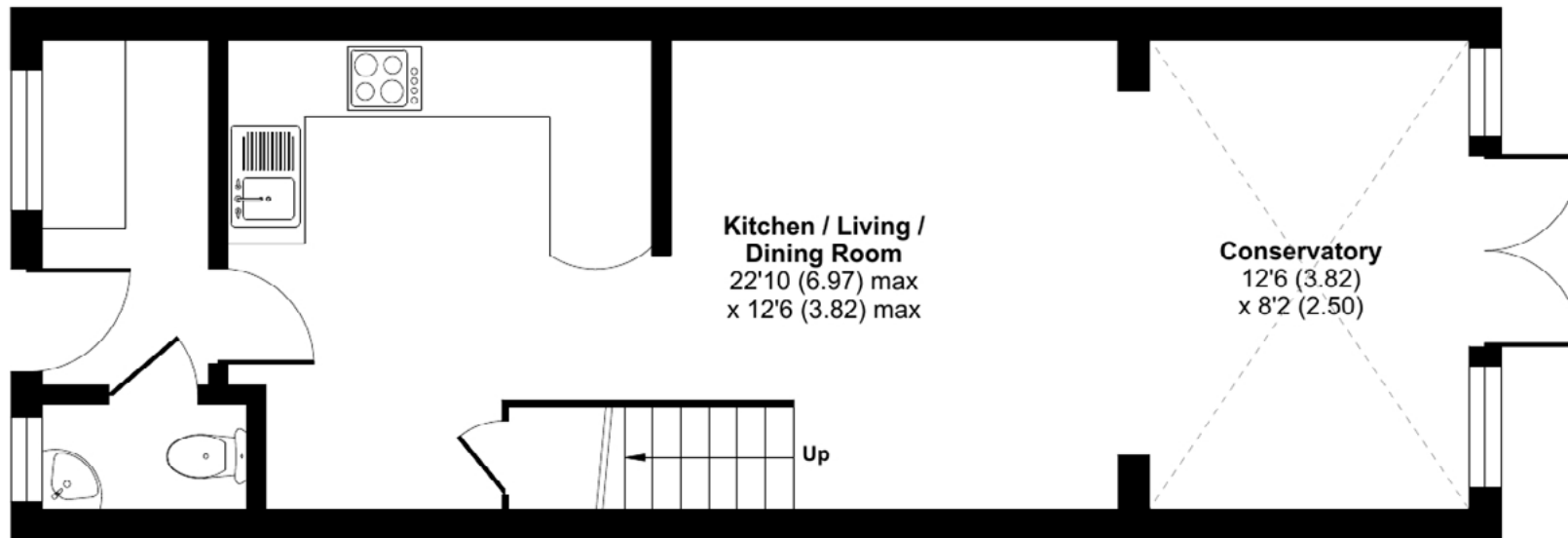
Total = 774 sq ft / 71.8 sq m

For identification only - Not to scale



Denotes restricted
head height

FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.
Produced for McCarthy Holden. REF: 1299273



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

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 8ZQ 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 (70)

Local Authority

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



www.mccarthyholden.co.uk