

1 Mildmay Terrace  
Hartley Wintney, Hampshire





# 1 Mildmay Terrace, Hartley Wintney, Hampshire, RG27 8ZQ

## The Property

Located just 140 feet from the historic cricket green and 0.2 miles from Hartley Wintney high street is a beautifully presented two-bedroom Victorian end of terrace home. Throughout the property offers character features and outside a well-kept garden.

## Ground Floor

The ground floor accommodation comprises of a living room, separate dining room and kitchen. Located in the living room is a stunning brick fireplace with a wood burner.

## First Floor

To the first floor the property has a master bedroom with fitted wardrobes along with the second double bedroom room to the back of the house. There is also a recently fitted family bathroom.

## Outside

To the front of the property, you have views onto a lawn area with mature Oak Trees. To the rear its own private garden which includes space for a shed, lawn area and wooden decking.

## Location

The property is located just off the famous Hartley Wintney Cricket Green, and less than a five minute walk from the bustling 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.

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).















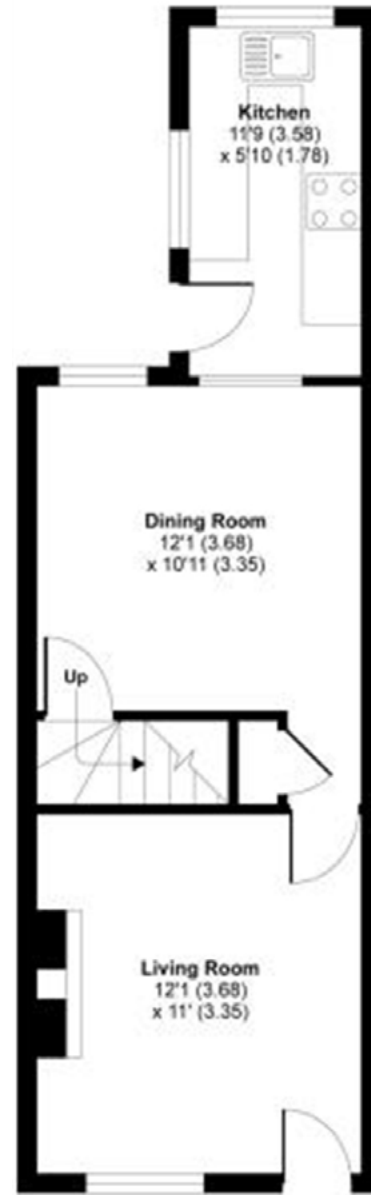




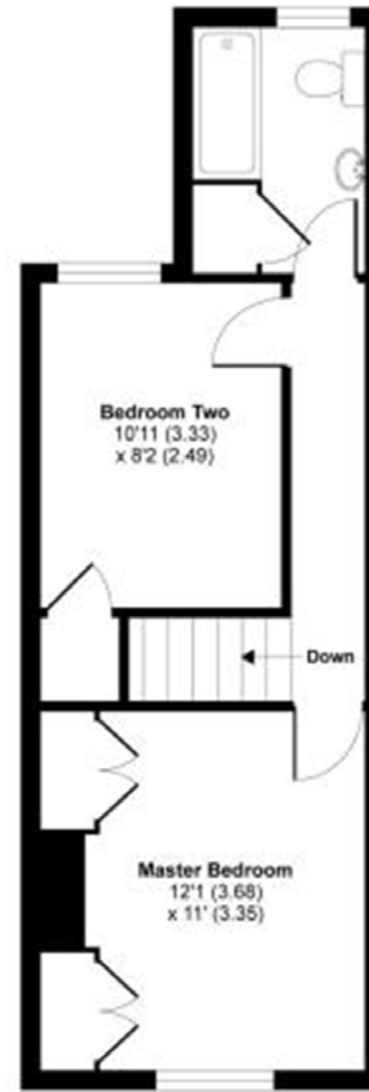








GROUND FLOOR



FIRST FLOOR



## 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 8PN 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 - D (56)

### Local Authority

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



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