

Fern Cottage
Hunts Common, Hartley Wintney



Fern Cottage, Hunts Common, Hartley Wintney, Hampshire, RG27 8AA

The Property

An attractive, Grade II listed character cottage in the highly desirable Hunts Common area of Hartley Wintney. Benefitting from three bedrooms, two bathrooms and a wealth of character features this is a must view home.

Ground Floor

The front door opens to a lobby area with the modernised downstairs shower room and WC to the left. Next is the kitchen, which benefits from base level and wall mounted shaker style cabinets and a range of integrated appliances.

Ahead is the living room which benefits from an brick fireplace with inset log burning stove. Front here there is access to the rear porch, staircase to first floor and onwards to the dining room.

The dining room offers exposed original floorboards, timber beam work and a further open feature fireplace.

First Floor

Upstairs there are three bedrooms and a second shower room with WC.

Bedroom one is a good sized double room with front aspect.

Bedroom two is also a generous double room with

a full wall of integrated wardrobes.

Bedroom three is a smaller single room or study.

The shower room is off the central landing and has also been modernised.

Outside

The property has a gravel driveway with parking for two vehicles, leading to an attached single garage and side access gate. The front garden is bordered by attractive hedging with areas of lawn, flower beds and mature trees and shrubs.

To the rear there is a patio area immediately off the back of the house with path leading to the detached brick built shed.

The garden is laid to lawn with mature hedge boundaries, shrub and planting beds as well as a vegetable garden at the end.

Location

Hartley Wintney an historic village within the Hart District of Hampshire centred around the High Street, cricket green and duck ponds.

Hunts Common is located just off the High Street and close to the Cricket Green. Fern Cottage is directly opposite the Vaughan Millenium Orchards and close to a number of great footpaths and dog walking spots.

The village offers a good range of shops for day to-day needs with further boutique shopping and independent outlets. There is a good number of eateries and public houses both in the village and nearby.

Local schools of note include Oakwood Infants and Greenfields Junior School in Hartley Wintney and secondary schools include Robert Mays in Odiham. Local Private Schools include St Neots Preparatory in Eversley and Lord Wandsworth College in Long Sutton among others.

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).























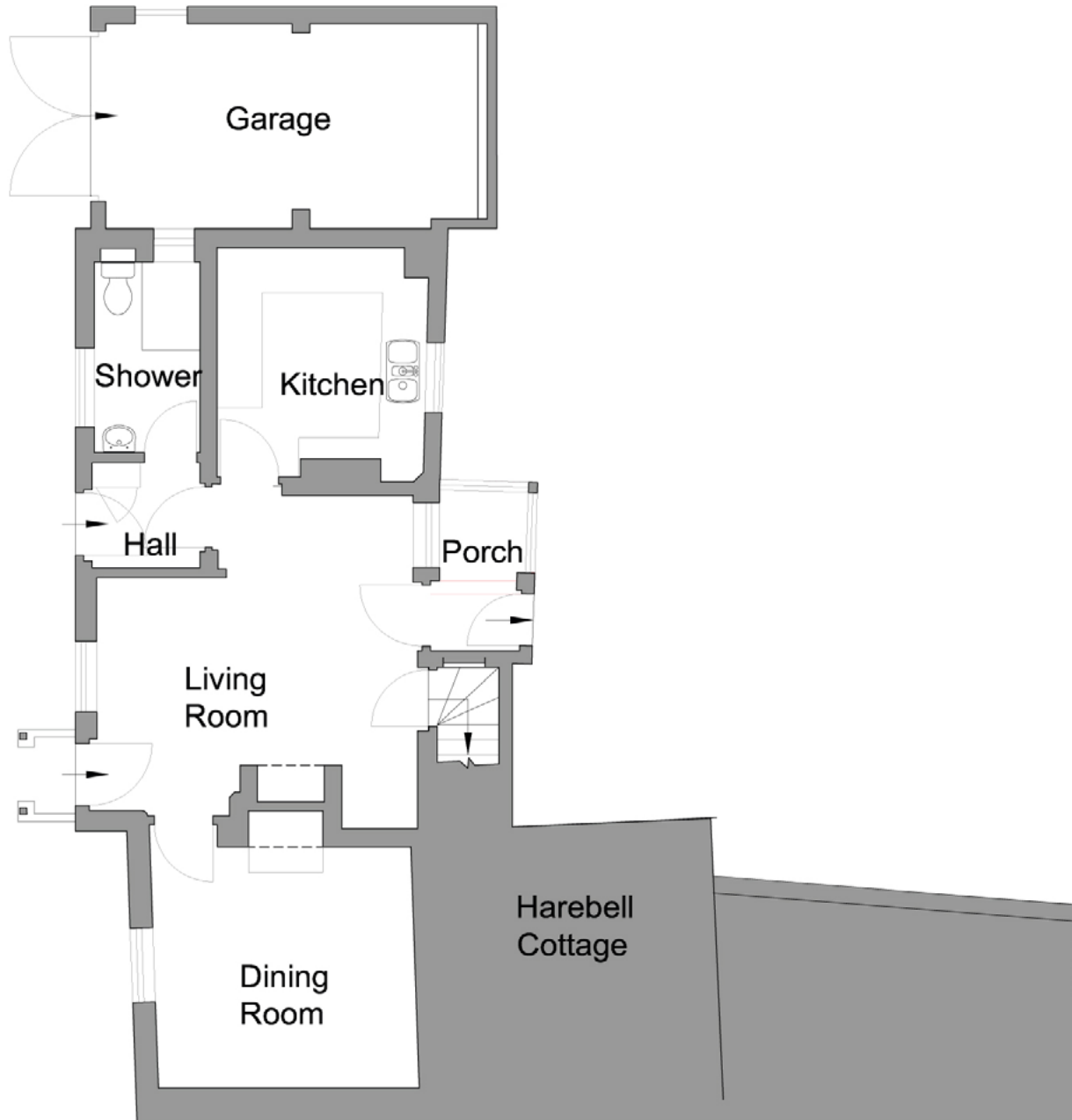




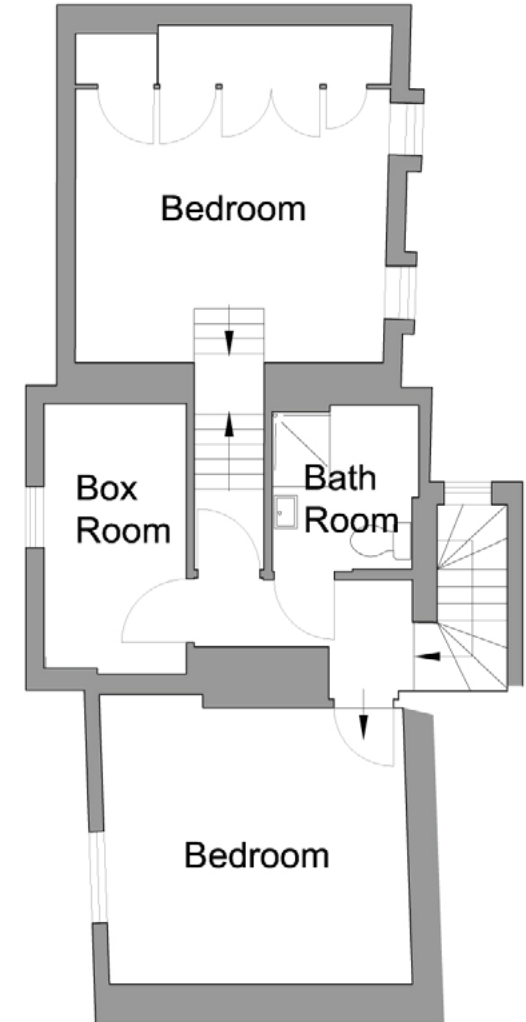




GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



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	How does broadband enter the property - FTTP (fibre to the premises)
EPC - N/A	Broadband Checker - https://www.openreach.com/fibre-broadband
Water – Mains	
Gas – ~Mains	Mobile Signal - Unknown, depends on carrier
Electric – Mains	To check broadband and mobile availability please visit: https://checker.ofcom.org.uk/
Sewage – Mains	
Heating – Gas	Accessibility Accommodations - None
Materials used in construction - Brick, Timber Roof Structure, Tiled roof	

Directions - Postcode RG27 8AA. 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

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Holden 

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