

Hazel Cottage
Star Hill, Hartley Wintney



Hazel Cottage, Star Hill, Hartley Wintney, Hampshire, RG27 8AQ

The Property

A four bedroom, three bathroom mid-terraced house over three levels on the semi-rural fringes of the Hampshire village of Hartley Wintney.

Ground Floor

From the front door, there is an entrance hallway space with WC. The kitchen is to the left, and is modern in design with a large central island with induction hob and extractor above. There is a full range of integrated appliances, stone worktops and a range of cabinetry. The back of the kitchen has space for a dining table, and has double oak doors leading on to the living room.

The living room has a brick fireplace with a log burning stove fitted. To the rear of the living room is the garden room, which in turn leads on to the patio and rear garden.

First Floor

On the first floor there are three bedrooms and two bathrooms. Bedroom one is rear aspect and has an en-suite bathroom and range of fitted storage.

Bedroom three is a good double room, and is adjacent to the separate shower room. Bedroom four is a single room, currently used as a study.

Second Floor

The first floor is dedicated to bedroom two. It is dual aspect with views over the woodland to the rear and countryside to the front as well as fitted wardrobes, eaves storage and an en-suite shower and bathroom.

Outside

The property is accessed over a shared gravel driveway and benefits from a single garage to the side and generous parking.

To the rear is a generous garden which is mostly laid to lawn. There is a patio immediately off the garden room, and side access to the garden from the driveway near the garage. The garden backs on to adjoining woodland.

Location

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

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).





















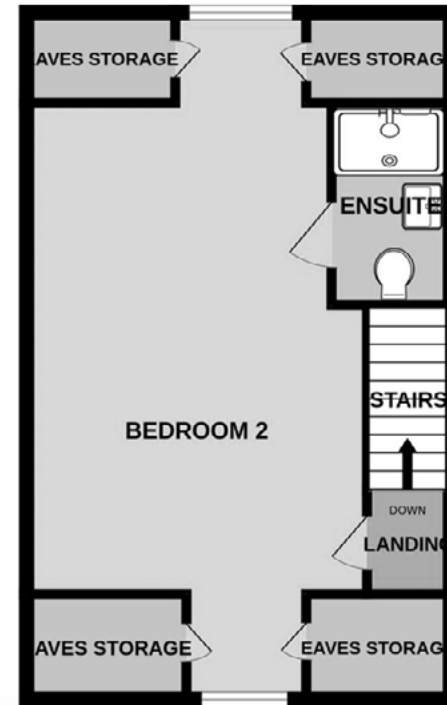
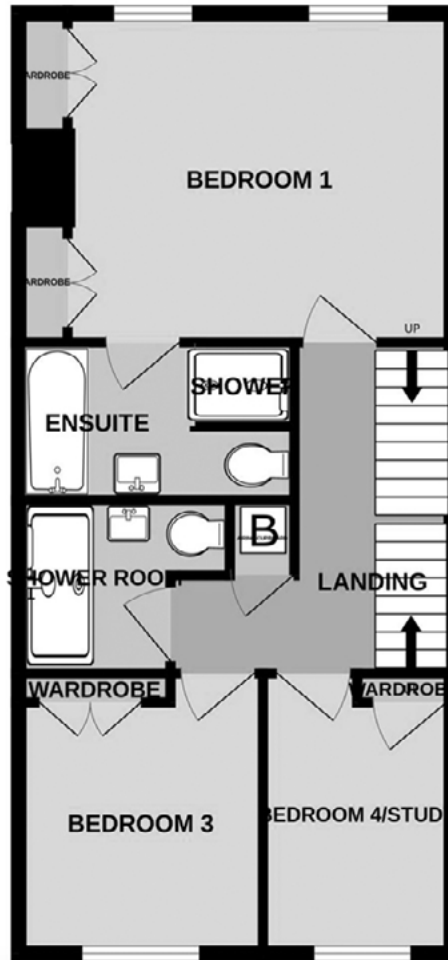
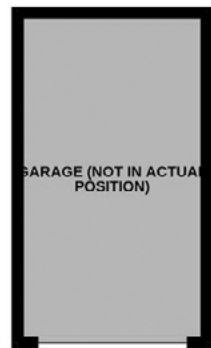
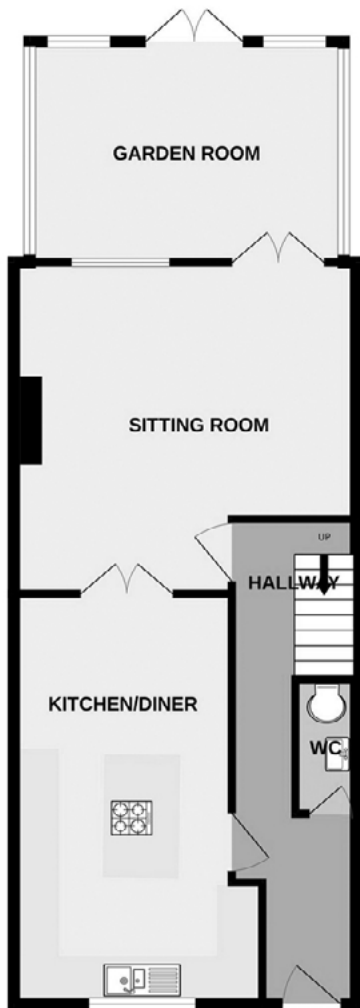












Places of interest

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

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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 - C (74)	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 8AQ. 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 

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