

4 Winchfield Crescent,
Winchfield, Hampshire



4 Winchfield Crescent, Old Potbridge Road, Winchfield, Hampshire, RG27 8FH

The Property

A very high specification first floor apartment with two double bedrooms, in an exclusive, small semi-rural development in Winchfield, just outside of Hartley Wintney.

Accommodation

There is a communal entrance door with remotely operated door entry system, then a private timber door for entrance to the apartment itself.

There is a spacious entrance hall with storage and access to all rooms.

The main living space is a lovely open plan living room/kitchen. There is high quality grey oak effect laminate flooring, a generous living area and windows on two elevations.

The kitchen area is equipped with Siemens appliances (induction hob, oven, fridge/freezer and dishwasher), silestone worktops, mirrored smoke splashback, modern kitchen cabinetry and an integrated washer/dryer.

Both bedrooms are good sized double rooms with a rear aspect looking over the garden and woodland beyond. Bedroom one is larger than two, and benefits from a full wall of fitted wardrobes.

Outside

There is allocated parking (two spaces) in a dedicated car park and convenient visitors parking also catered for.

The rear garden is communal between the four apartments in the building and has been laid to lawn.

Location

Winchfield Crescent is surrounded by agricultural fields and woodland providing walks along ancient footpaths.

Located just one and a half a miles from Hartley Wintney village with it's good range of day to day amenities including shops, post office, surgery, public houses, Churches, schools and a golf course. The village is steeped in history with the local cricket club being formed in 1770 and is one of the oldest playing cricket greens in the country.

Local and regional communications are excellent with access to the M3 (Junctions 4a and 5) within short driving distance

Winchfield train station is just half a mile distant (approx. 15 mins walk) and is a mainline station providing fast and regular service to London Waterloo or Southampton.

Charges & Services

- Services: connected to mains
- Council Tax: Band D
- Leasehold Property, Lease Length - 98 Years Remaining.
- No Ground Rent applicable.
- Service Charge (for development maintenance) £100 PA.

Agents Note:

Property is advertised as part ownership, listing for a 50% share. Approval to purchase is subject to relevant financial and eligibility checks by Heylo Housing.

Contact McCarthy Holden or Heylo Housing for more information.









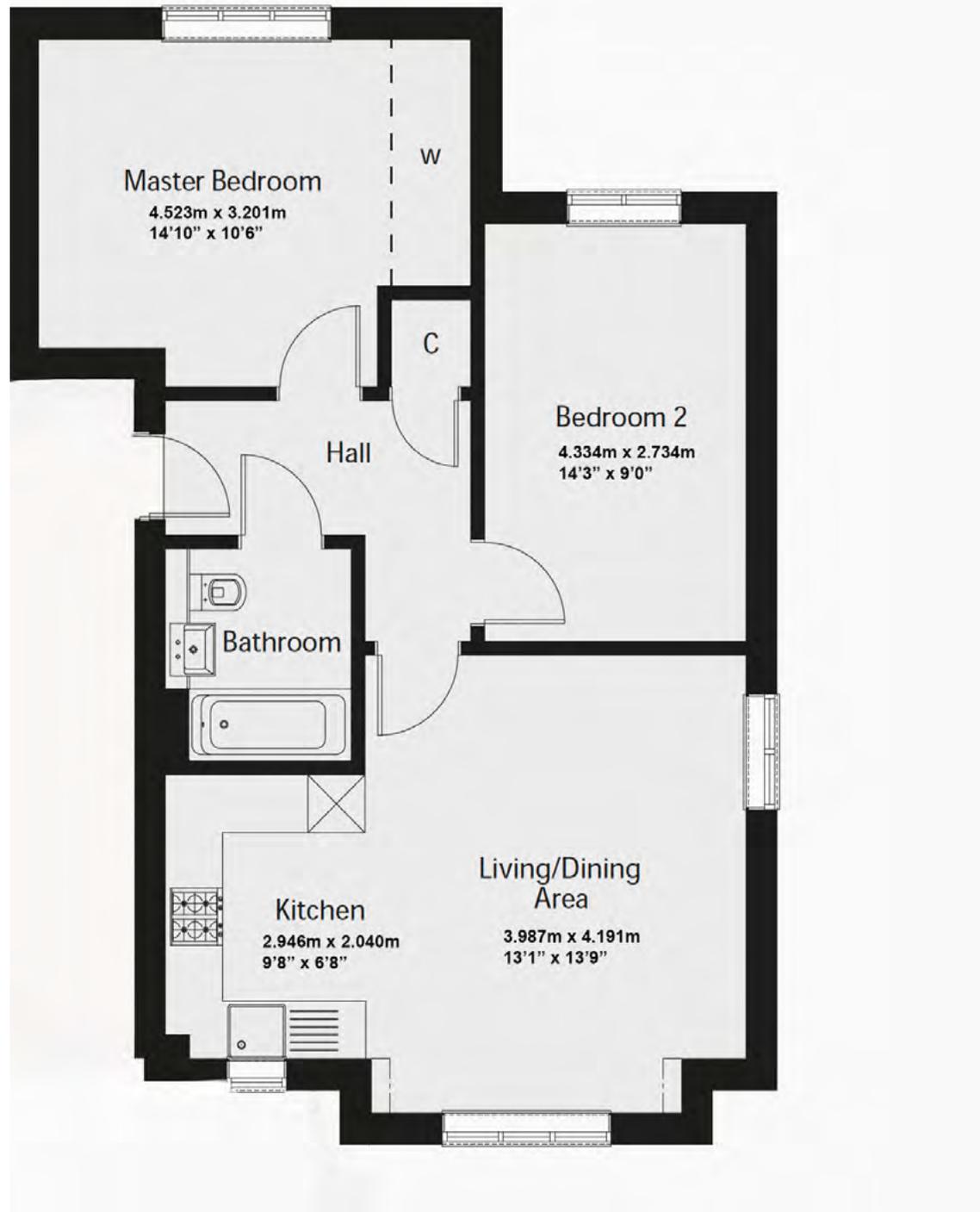












Places of interest

Just a mile and a half from Hartley Wintney's high street, the property is in a wonderful semi-rural location whilst still being extremely convenient for village amenities, such as 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).

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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 8FH 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.

Viewing

Telephone:
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Gas fired central heating.

Local Authority

[Hart District Council](#)
[Council Tax Band: D](#)
[£2078.50 2023/24](#)

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