

20 Barnwells Court
Hartley Wintney, Hampshire



20 Barnwells Court, Hartley Wintney, Hampshire, RG27 8AY

The Property

Situated in a highly sought-after development, this modern three-bedroom townhouse offers convenient proximity to both the golf course and the historic cricket pitch.

Spanning three floors, this deceptively spacious property provides generous and adaptable living areas and three double bedrooms.

Ground Floor

Accessed via a block-paved courtyard, the property benefits from two allocated parking spaces.

On entering through the front door, you're welcomed by a hallway providing access to all principal ground floor rooms, including a convenient downstairs cloakroom.

The kitchen enjoys a front aspect and offers a stylish range of units set beneath generous worktops, complemented by integrated appliances. To the rear, the spacious sitting/dining room is ideal for entertaining and opens directly onto the garden via double doors.

First & Second Floor

On the first floor are two well-proportioned double bedrooms and a large main bathroom.

The first bedroom is fitted with wardrobes and a modern en suite shower room.

A contemporary family bathroom serves the second bedroom, which also has fitted wardrobe storage.

On the second floor there is a bright landing area that would be ideal as a study or dressing area, adjacent to the third double bedroom.

Outside

The property benefits from two allocated parking spaces within the development.

The rear garden is a notable feature of the property, offering a good degree of privacy with partial walling and gated side access.

A paved terrace adjoins the French double doors, creating a pleasant space for outdoor seating, while the remainder of the garden is attractively laid to chipped slate for easy maintenance.

Location

Barnwells Court is right between Hartley Wintney's thriving high street, full of shops, cafe's and other amenities and the historic Cricket Green and village duck pond.

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.

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).

Agents Note

There is a maintenance charge for the development of £413.47 Per Annum.

















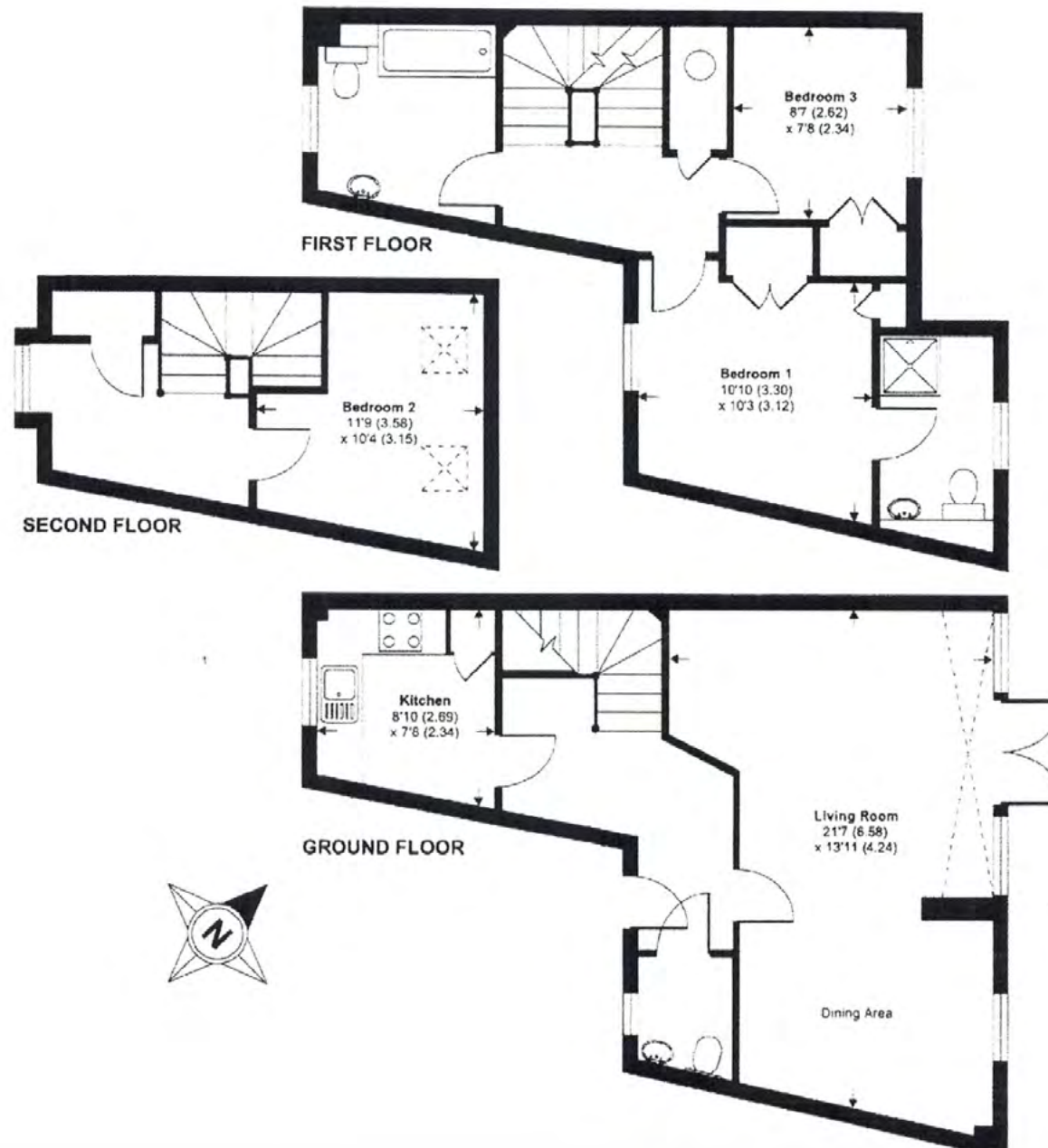






Barnwells Court, High Street, Hartley Wintney RG27

APPROX. GROSS INTERNAL FLOOR AREA 1055 SQFT / 98 SQM





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 8AY 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 (66)

Local Authority

[Hart District Council](#)
[Council Tax Band: E](#)
[£2564.89 for 2023/24](#)



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