



McCarthy  
Holden

Hartley End  
Hartley Wintney, Hampshire

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

# Hartley End, London Road, Hartley Wintney, Hampshire, RG27 8HY

## The Property

A fine country home on the outskirts of Hartley Wintney, set in grounds of around 1 acre, benefitting from glorious landscaped gardens, up to 7 bedrooms, plus a detached self contained one bedroom cottage within the grounds.

## Ground Floor

Accessed via the secure, remotely operated gates, the sweeping shingle driveway leads to this attractive double fronted family home's entranceway.

Through the front door there is an inner porch leading to a tiled hallway, which gives access to all of the main reception rooms.

To the left is a dual aspect dining room, which is currently used as a games room. There is a feature fireplace as well as a door leading on to the drawing room. The drawing room itself is a vast triple aspect room, enjoying a fireplace with wood burning stove, a set of double doors out to the front lawn as well as a second fireplace in the rear section of the room.

Back to the hallway there is a vestibule with rear garden access and ground floor WC off.

Next is the kitchen which is the true heart of this family home with a true country feel. There is a large central island with fine hand carved details. There is also an AGA stove as well as a modern integrated oven. The remainder of the kitchen

offers granite worktops, a butler and prep sink and a full range of base and wall mounted cabinetry, as well as space for a large family dining area.

To the rear of the kitchen is a utility room with pantry, door to the rear parking area and leads onwards to a family room or study.

## First Floor

On the first floor there are six bedrooms and three bathrooms. All rooms are double bedrooms. The main bedroom currently utilises bedroom three as a dressing room, which has a modern bathroom opposite - this could all easily be integrated into a full principal bedroom suite if desired.

## Second Floor

There is a door from the main landing with a set of timber stairs leading up to the seventh bedroom in the converted attic, which benefits from an en-suite bathroom.

## Outside

The property is on a plot of around one acre, and is approached via secure gates to a gravel driveway and turning circle with feature well in the centre. The driveway leads on to a further parking area for a number of vehicles, as well as to the garage/workshop which is attached to the independent annexe.

The main gardens are laid to immaculate lawn with mature trees, hedges and planting throughout.

There is a heated outdoor pool with surrounding patio which is a real sun-trap, neighboured by a fantastic breeze hut which looks back up towards the house.

There is also a raised area of decking which overlooks the adjoining fields, designed for taking in the stunning "Hartley End" sunsets and open spaces whilst entertaining family and friends.

## The Cottage

The fully independent annexe is all on one floor and offers a living room, dining room, kitchen, utility area, bathroom and double bedroom, as well as a private garden area to the rear and patio to the front.

## Location

The property is located about 1.5 miles from Hartley Wintney centre - less than five minutes by car. The village offers a wide range of amenities including shops, cafe's & food venues as well as doctors, dentists and more.

Winchfield train station is less than 1.5 miles distant, offering trains to London Waterloo in less than an hour.

Heathrow Airport is about 35 miles and Farnborough Airport is about 11 miles distant. 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).









































# Hartley End, London Road, Hartley Wintney, Hook, RG27

Approximate Area = 3637 sq ft / 337.9 sq m (includes garage)

Limited Use Area(s) = 58 sq ft / 5.3 sq m

Annexe = 679 sq ft / 63.1 sq m

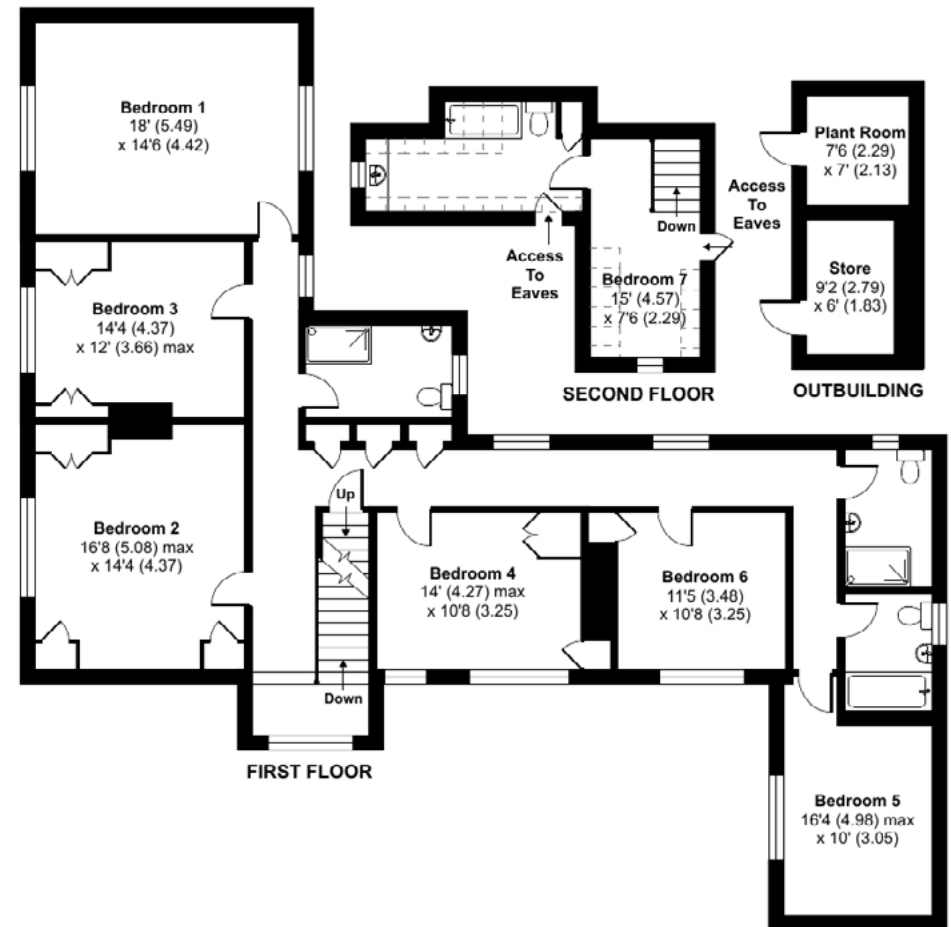
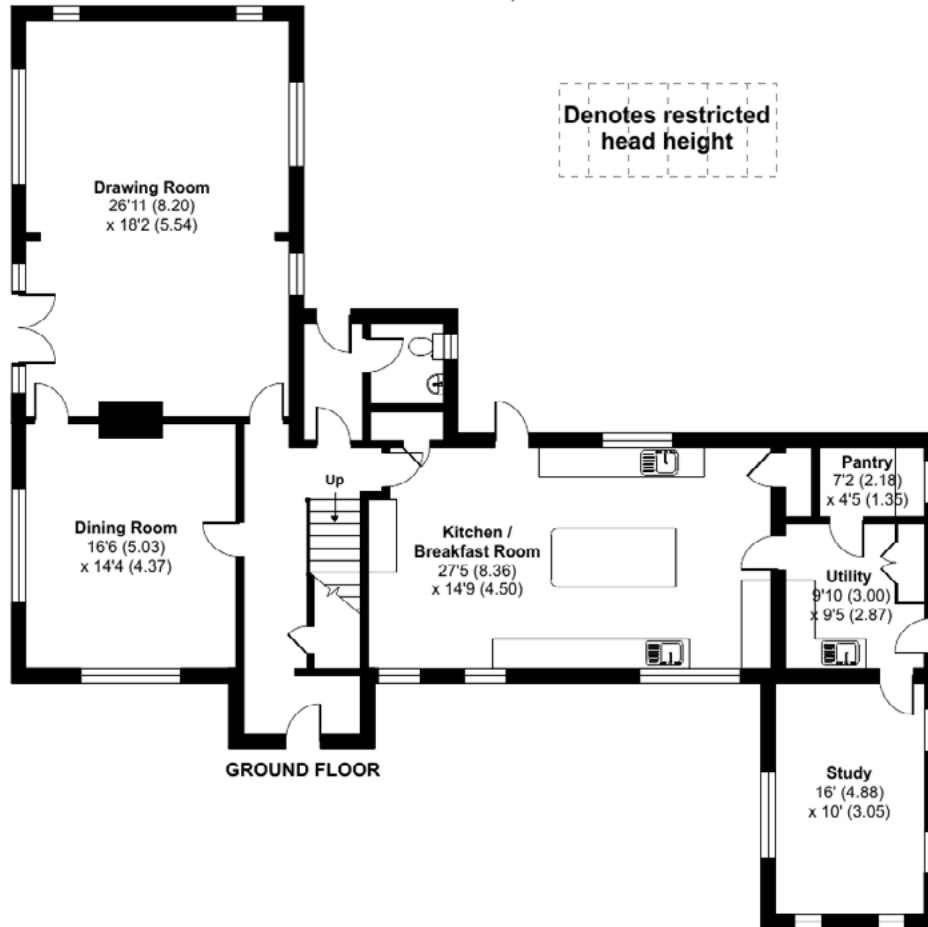
Outbuilding = 114 sq ft / 10.6 sq m

Total = 4488 sq ft / 416.9 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for McCarthy Holden. REF: 1123015







































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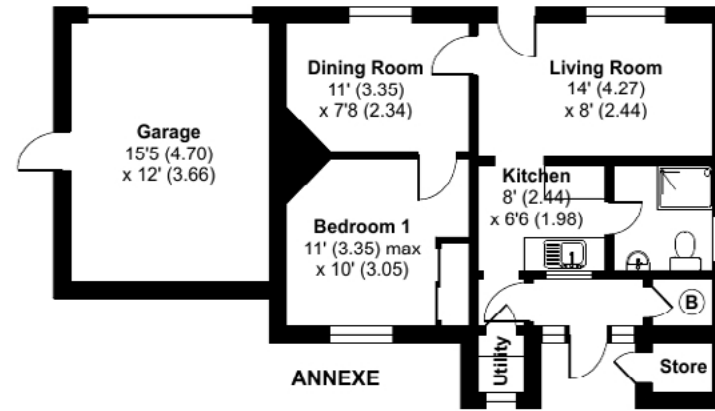
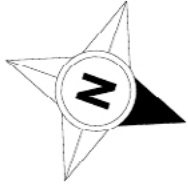
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Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2024.  
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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 8HY 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 private drainage.  
Oil fired central heating.  
EPC - E (54) - Main House  
EPC - D (56) - Annexe

### Local Authority

[Hart Council](#)  
[Main House Council Tax Band: H](#)  
[£4398.44 for 2024/25](#)  
[Annexe Council Tax Band: A](#)  
[£1221.79 for 2024/25](#)

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