

20 Oldfield View  
Hartley Wintney, Hampshire





## 20 Oldfield View, Hartley Wintney, Hampshire, RG27 8JH

### The Property

A well appointed first floor apartment with private front door and lobby, two double bedrooms both with fitted storage, modern bathroom and main living area with views over the adjoining farmland and up to St Mary's Church.

### Accommodation

Entering from the front door there is immediately a lobby for coat and shoe storage and then the staircase leading to the main accommodation.

To the left is the bathroom, which is modern with fully tiled floor and walls with shower over bath configuration. To the right is bedroom one, which has large integrated wardrobe storage and benefits from lovely views over the communal garden and countryside beyond.

Bedroom two is opposite, which is also a double room with fitted wardrobe storage and is front aspect.

At the end of the hallway is the main living space, comprising of a generous living room which again benefits from the outstanding view and the kitchen which is open plan to the living room and front aspect - creating a bright and spacious living area.

### Outside

Outside there are communal gardens which look out over the adjoining countryside that gives Oldfield View its name. The property benefits from one allocated parking space as well as visitors parking at the front of the building.

### Location

Oldfield View is located under a mile from the village centre of Hartley Wintney

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).

### Charges & Lease

Service Charge - £TBC

Ground Rent - £TBC

Lease Length -TBC





























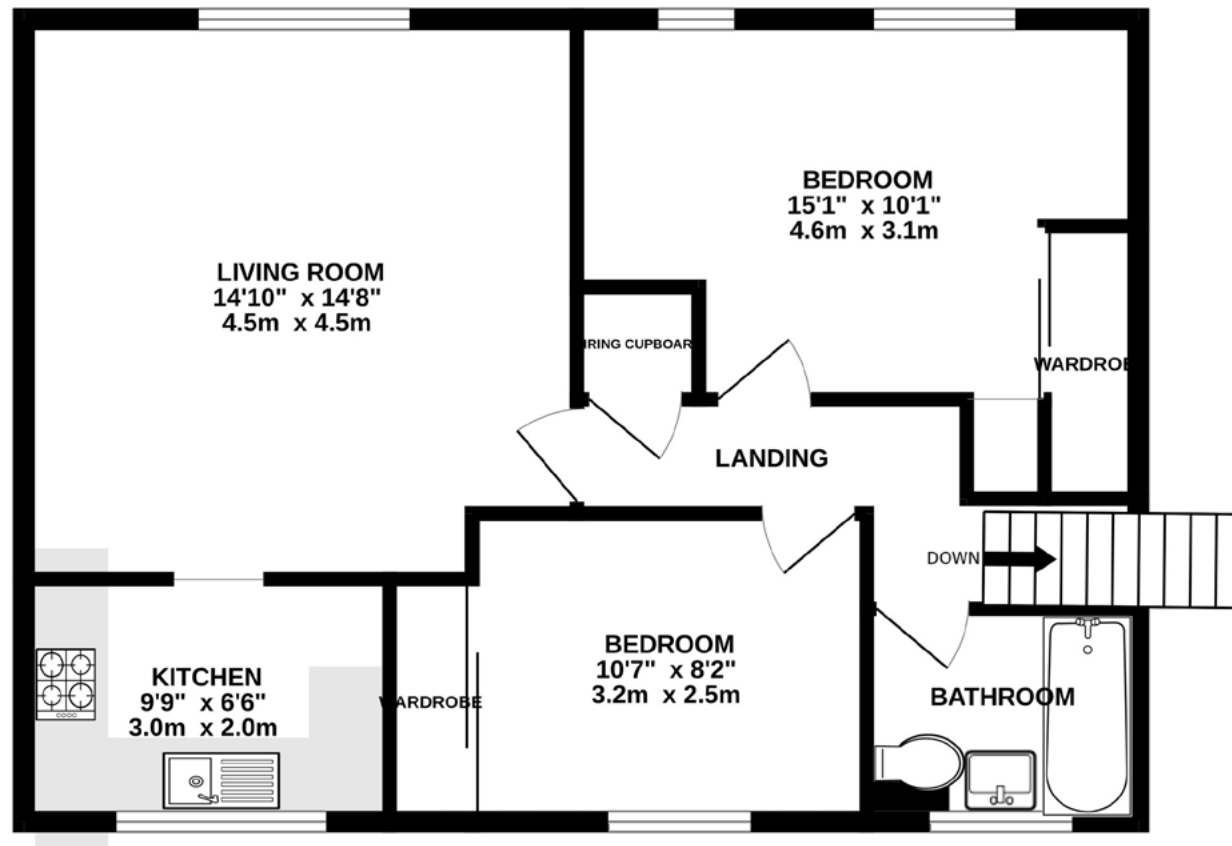




GROUND FLOOR  
33 sq.ft. (3.0 sq.m.) approx.



1ST FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2025



# 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 8JH 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.

### Local Authority

[Hart District Council](#)  
[Council Tax Band: D](#)

EPC - TBC



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