

Kismet, Hazeley Close
Hartley Wintney



Kismet, Hazeley Close, Hartley Wintney, Hampshire, RG27 8QT

The Property

A rare opportunity to acquire an immaculately presented, two bedroom detached bungalow in the centre of the charming village of Hartley Wintney.

Accommodation

The main entrance door is to the side of the property just off the driveway, with a sliding porch door leading to the main front door.

There is an inner hallway with access to all other rooms.

To the rear of the property there is a generous living room with feature fireplace. This room is open plan to the kitchen/diner.

The kitchen itself is a modern design with attractive worktops and cabinetry, tiled splash backs and a range of appliances. Off the kitchen there is a utility and broom cupboard.

To the rear of the main living area is a large, full width, modern conservatory with tiled floor and double doors out to the garden beyond.

There are two generous double bedrooms as well as a modern bathroom with walk in shower.

Outside

The property is ideally situated, less than a five minute stroll from Hartley Wintney High Street, on the peaceful road of Hazeley Close.

The property has a driveway with parking for multiple vehicles, as well as a single garage.

The rear garden has gated side access from the driveway and an area of patio off the conservatory. The rest is laid to lawn with mature evergreen hedges and some attractive mature trees. There is also a garden shed at the far end of the garden.

Location

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.

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).



























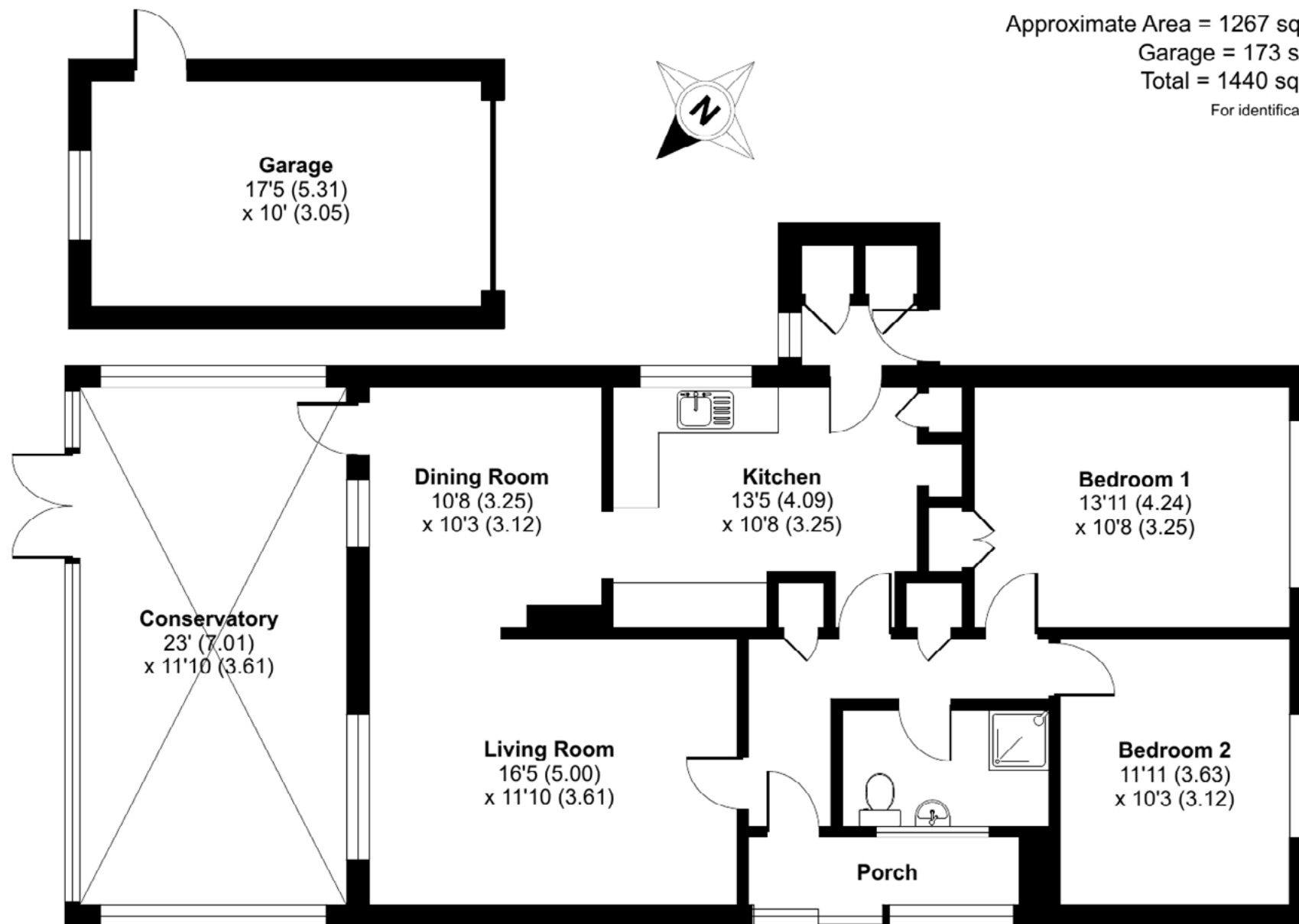
Hazeley Close, Hook, RG27

Approximate Area = 1267 sq ft / 117.7 sq m

Garage = 173 sq ft / 16.1 sq m

Total = 1440 sq ft / 133.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for McCarthy Holden. REF: 1285046

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

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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 8QT 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 (67)

Local Authority

[Hart District Council](#)

[Council Tax Band: E](#)
[£2687.94 PA - 2023/24](#)



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