

6 Paddock Court
Hartley Wintney, Hampshire



6 Paddock Court, Hartley Wintney, Hampshire, RG27 8LL

The Property

A fully rennovated, well presented three bedroom semi detached house with generous driveway parking and a landscaped rear garden stretching back over 20 metres, just a short distance from local schools and Hartley Wintney village centre.

Ground Floor

Entering via the front door to the entrance hallway there is a cloakroom with w.c. and basin. There is also bespoke storage fitted underneath the stairs.

To the left is a spacious living room which boasts integrated shelving with lighting and storage cupboards.

To the rear is the kitchen/dining room, which has been completely refitted to include stone work surfaces, induction hob, integrated double oven, dishwasher, wine fridge, fridge/freezer and butler sink. From here there are double doors out to the patio and garden as well as a side door out to the utility room/garage.

First Floor

The first floor offers three bedrooms and a family bathroom.

Bedroom one is a generous double with rear aspect and a run of bespoke fitted wardrobes. Bedroom two is front aspect and also a good sized

double room.

Bedroom three is a single room with a built-in wardrobe above the stair cavity

The bathroom has a shower over bath configuration with tiled floor, integrated storage and large heated towel rail.

Outside

The front of the property has a block paved driveway with parking for multiple vehicles as well as an area of lawn.

There is a garage which has been split into a storage space and a utility room/gym.

The rear garden stretches back over 20 metres and has a large area of patio immediately to the rear of the house, then a paved path with lighting leading up to a patioed pergola area, perfect for summer evenings and shed beyond

Location

Paddock Court is located just under 0.7 miles 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.

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).

Nearby Winchfield train station offers trains to London Waterloo in under 1 hour.

Agents Note

There is super-fast broadband available in Paddock Court.



























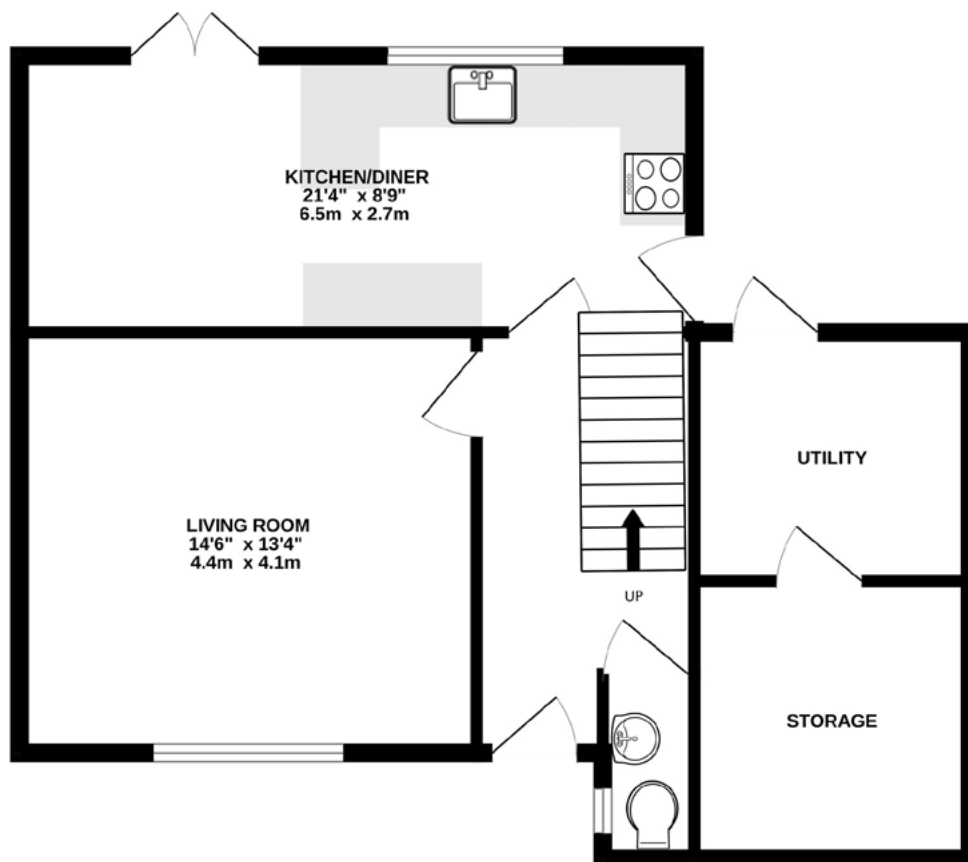




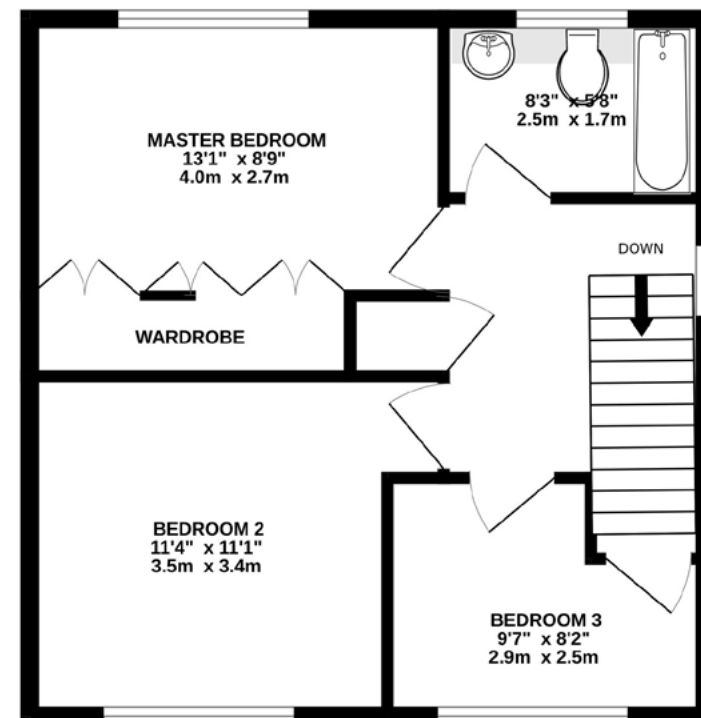




GROUND FLOOR
627 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1098 sq.ft. (102.0 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.
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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 8LL

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 - TBC

Local Authority

[Hart District Council](#)
[Council Tax Band: D](#)
[£2199.22 for 2024/25](#)



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