

8 Hart House Court
Hartley Wintney, Hampshire



8 Hart House Court, Hartley Wintney, Hampshire, RG27 8XB

The Property

A well proportioned three double bedroom, two bathroom house over three floors in a small gated development just off Hartley Wintney High Street, with allocated parking.

Ground Floor

The downstairs accommodation comprises a study with front aspect, living room with double doors out to the rear garden and an adjoining kitchen/dining room with full suite of integrated appliances, tiled floor and splashbacks.

First Floor

On the first floor there are two double bedrooms, both with fitted wardrobe storage. There is also a bathroom on this floor.

Second Floor

On the second floor there is another double bedroom with wardrobe storage en-suite shower room and access to further eaves storage.

Outside

The rear garden is low maintenance with a mix of paving and flower/shrub beds throughout. There is also a front garden with hedges and an area of lawn.

Location

Hart House Court is located on Hartley Wintney High Street, just a few minutes walk from the various amenities.

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:

The property is in a small scale development with independant management company, where a maintenance charge applies of £400 per year.















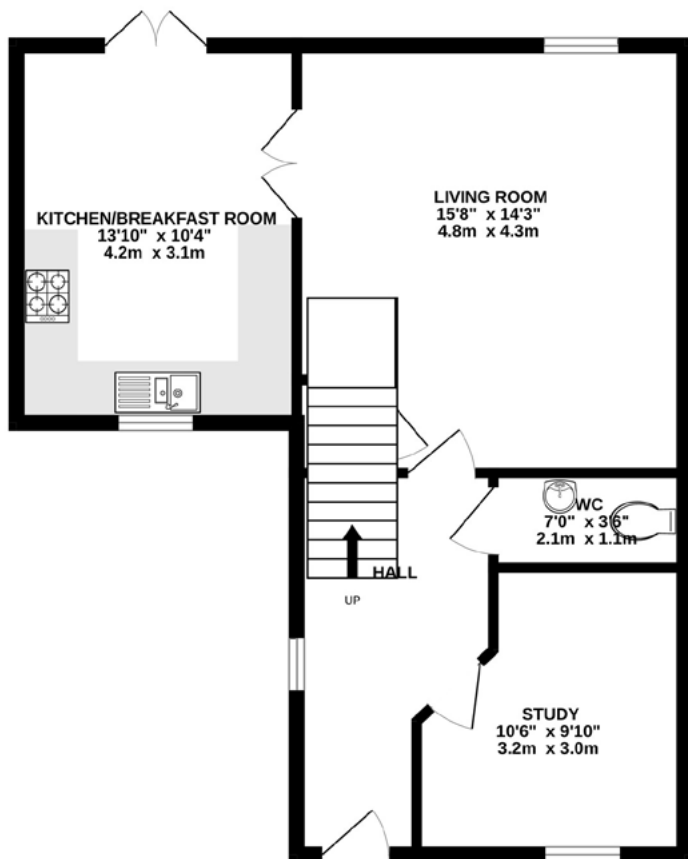




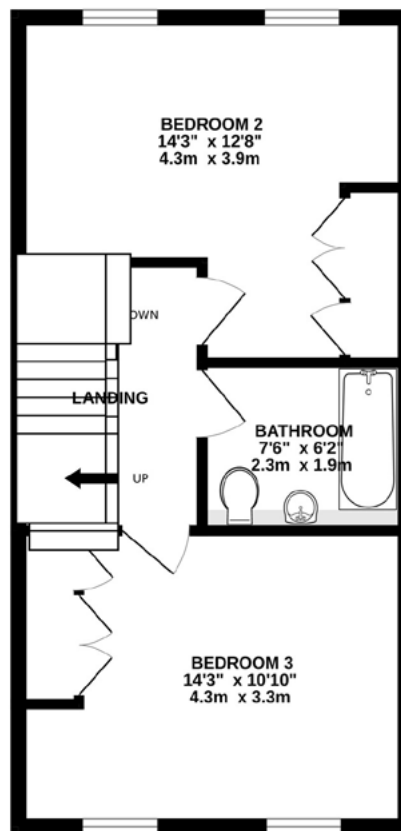




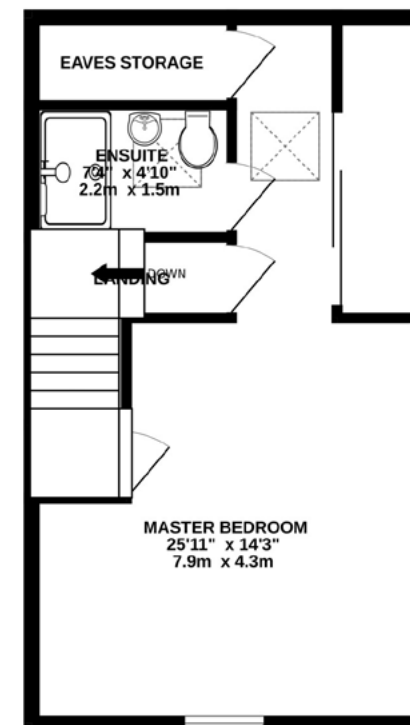
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



2ND FLOOR
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 1357 sq.ft. (126.1 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 8XB 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 - C (77)

Local Authority

[Hart District Council](#)

[Council Tax Band: E](#)
[£2425.57 PA - 2023/24](#)



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