

12 Hawkes Close
Hartley Wintney, Hampshire



12 Hawkes Close, Hartley Wintney, Hampshire, RG27 8SD

The Property

Located within walking distance of Hartley Wintney Village centre, this three bedroom terraced house benefits from an enclosed rear garden and a garage in a nearby block.

Ground Floor

The ground floor welcomes you with a practical entrance hall offering access to a guest cloakroom and useful under-stairs storage. At the front of the property, the well-appointed kitchen features ample worktop space and room for freestanding appliances, making it ideal for everyday cooking and dining.

To the rear, the spacious living room spans the full width of the house and is filled with natural light thanks to double doors that open directly onto the rear garden. This generous reception space comfortably accommodates both lounge and dining areas, providing a superb setting for family life or entertaining guests.

First Floor

The home offers three bedrooms, including a generous main bedroom with built-in storage, a second double bedroom, and a versatile third bedroom that can serve as a nursery, home office, or guest room. All bedrooms are served by the family bathroom.

Outside

The property benefits from a garage in the nearby block.

The rear garden has a paved terrace adjoining the rear of the house, steps lead up to the remainder of the garden which is laid mostly to lawn with a fence and hedgerow boarder.

The property also benefits from a solar panel installation on the south facing elevation of the roof, which can offer greatly reducing running costs (as noted in the EPC - subject to energy provider/ tariffs).

Location

Hawkes Close is less than a five minute walk from Hartley Wintney High Street.

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).















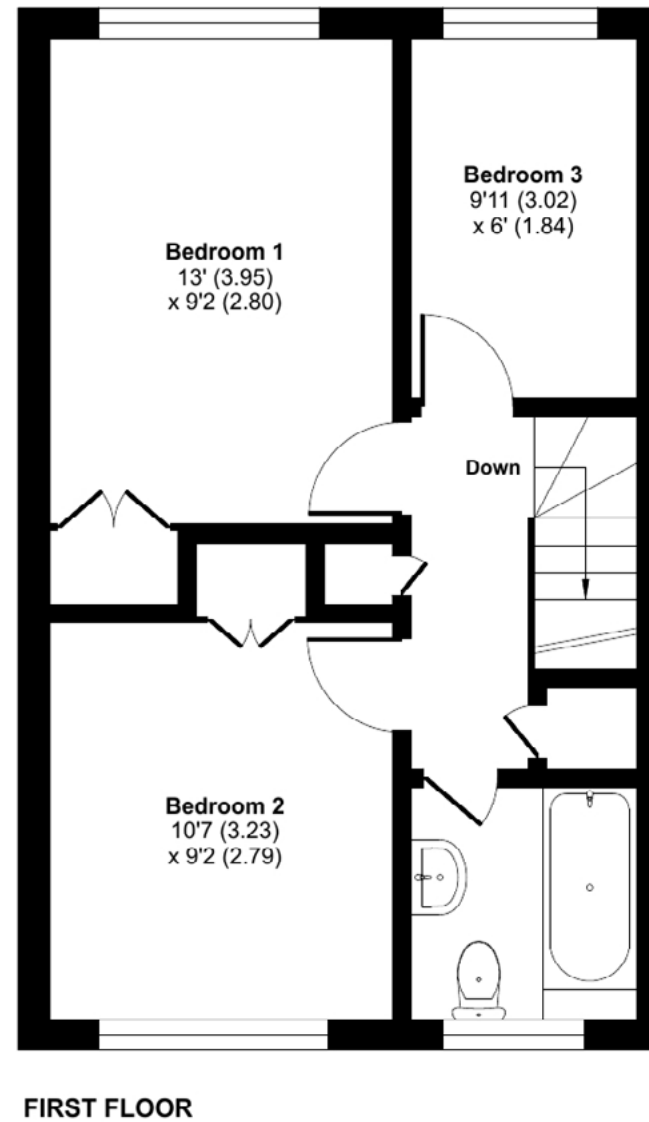
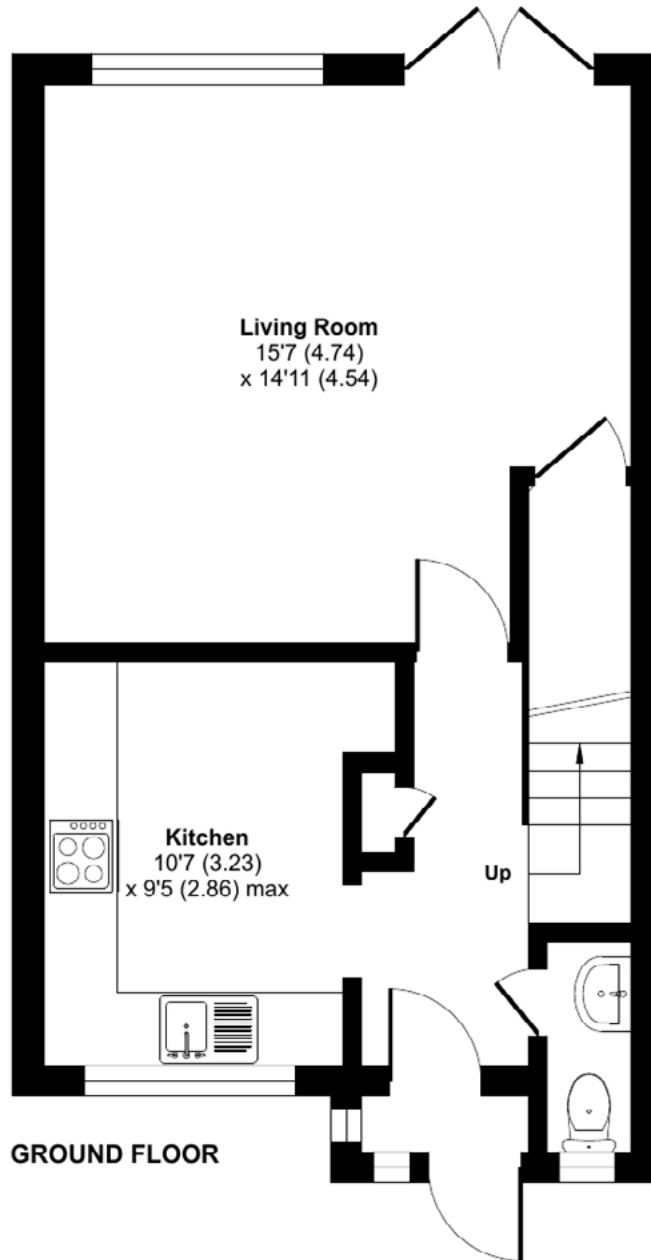




Hawkes Close, Hartley Wintney, Hook, RG27

Approximate Area = 837 sq ft / 77.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for McCarthy Holden. REF: 1311183

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 8SD

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 - B (81)

Local Authority

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

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