

38 Bramley Drive
St Marys Park, Hartley Wintney



38 Bramley Drive, Hartley Wintney, Hampshire, RG27 8ZF

The Property

A superbly presented three-bedroom family home situated in the popular St Marys Park Development, ideal for local schools and proximity to Hartley Wintney village centre.

This ideal family home benefits from open plan kitchen diner, attached garage and driveway parking.

Ground Floor

Entering from the front door, you step into the inner hallway which has a WC and storage cupboard.

To the right is the well-proportioned living room with feature fireplace with log burner.

On from the living room is the sun filled conservatory, a perfect playroom or office space. Back through the living room and hallway you enter the kitchen diner, perfect for family meals.

The kitchen benefits from integrated appliances and stone counter tops. From the kitchen there is a back door that leads out to the driveway parking and garage, ideal for bringing in the shopping.

First Floor

Upstairs there are two double bedrooms- one en suite, a single bedroom and family bathroom.

The main bedroom is a well-proportioned double with en suite shower room and fitted wardrobes. Bedroom two is another double room with wardrobes. Bedroom three is a single room.

The family bathroom is at the end of the landing and offers a shower over bath configuration.

Outside

The house is located in second phase of the St Marys development. This family home is positioned on the corner of Bramley Drive and benefits from garage, driveway parking, side gate access to the garden as well as nearby visitor spaces for guests. The rear garden is a good size with patio area and low maintenance artificial turf.

Location

Bramley Drive is located just over 1 mile from the village centre of Hartley Wintney. Within the development there is a lit footpath which exits at the Odiham Road and serves as a walking route to Winchfield train station - a mainline service to London Waterloo.

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).





























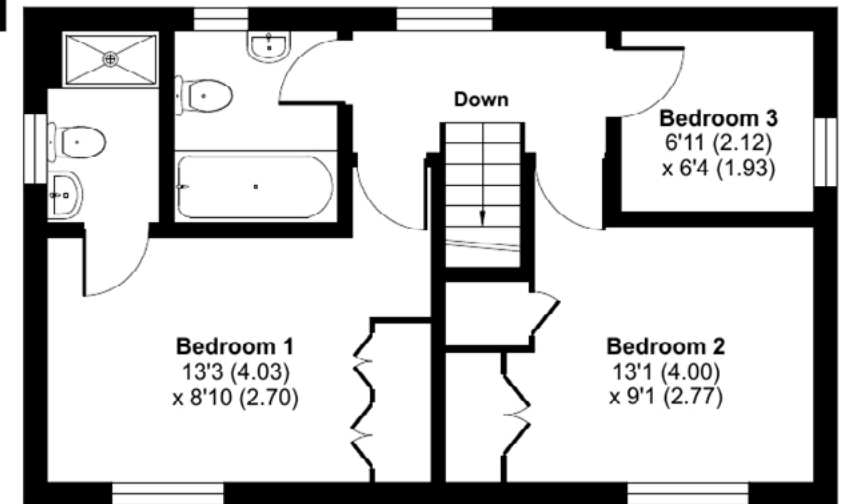
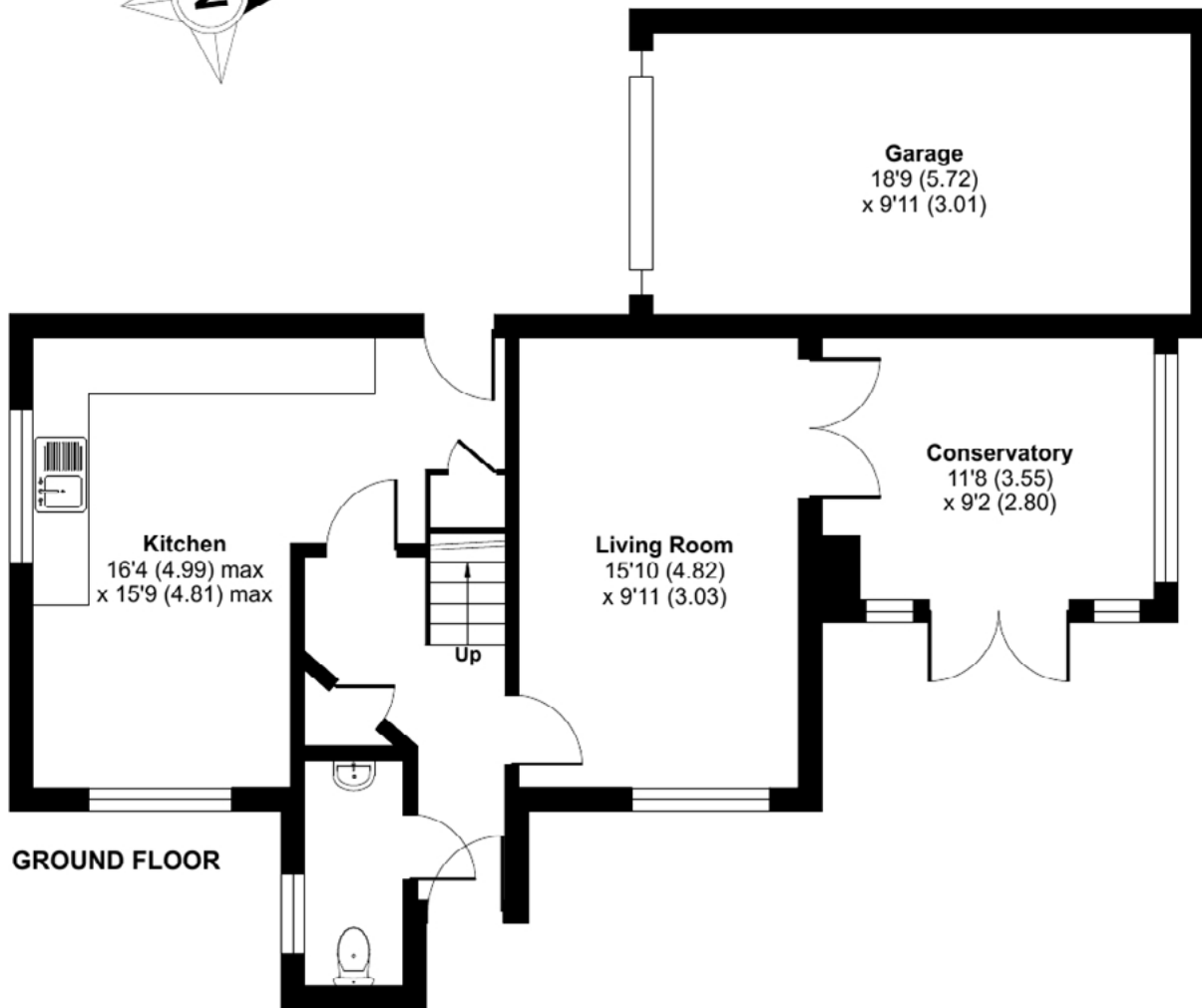
Bramley Drive, Hartley Wintney, Hook, RG27

Approximate Area = 999 sq ft / 92.8 sq m

Garage = 186 sq ft / 17.2 sq m

Total = 1185 sq ft / 110 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). © nīchecom 2025. Produced for McCarthy Holden. REF: 1291029



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 8ZF 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](#)
[£2687.94 PA for 2024/25](#)

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