



Shapley Grange is an exclusive development of seven 3 and 4 bedroom homes, built to a high specification by Sunningdale House Deevelopments, on a small site in a prime location less than a mile from the village of Hartley Wintney.

Hartley Wintney high street is full of individual shops, a renowned cricket green, a golf club and a lovely village pond. The thriving town of Reading is about 14 miles away, Wokingham about 11 miles and Basingstoke 10 miles.

For the commuter, the closest railway station are Winchfield (I mile) and Hook (2 miles), providing travel in approximately 50 minutes to London Waterloo. Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).

Central London is about 41 miles and Heathrow Airport 32 miles.

For those seeking a quality new home in a sought after location with excellent road and rail access, Shapley Grange is a must to view.

The quality finish and distinctive design nature of houses built by Sunningdale House Developments was clear to see in their recent Hampshire developments at nearby Winchfield Lodge, King William Court, and Winchfield View. The specification will include beautiful kitchens and luxury bathrooms by Sunningdale House Developments, who are building distinctive new homes from Kent to Devon, Surrey and in Hampshire.

For further details telephone 01252 842100.

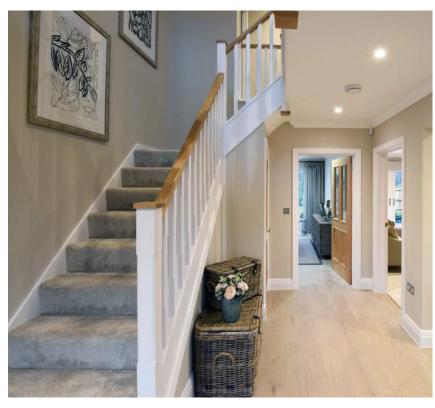








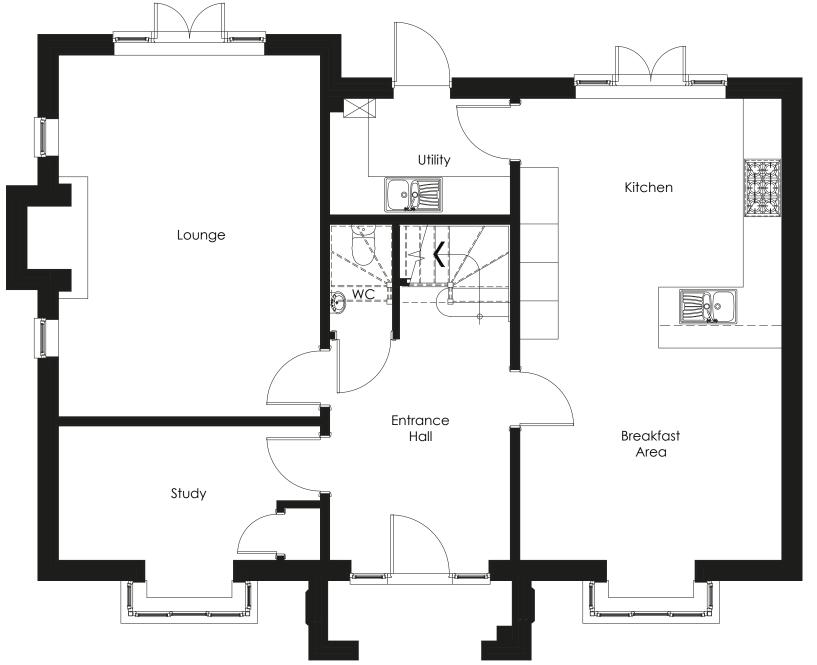








Hartley Wintney



GROUND FLOOR - Plots 1 and 3

Reception Hall:

Cloakroom:

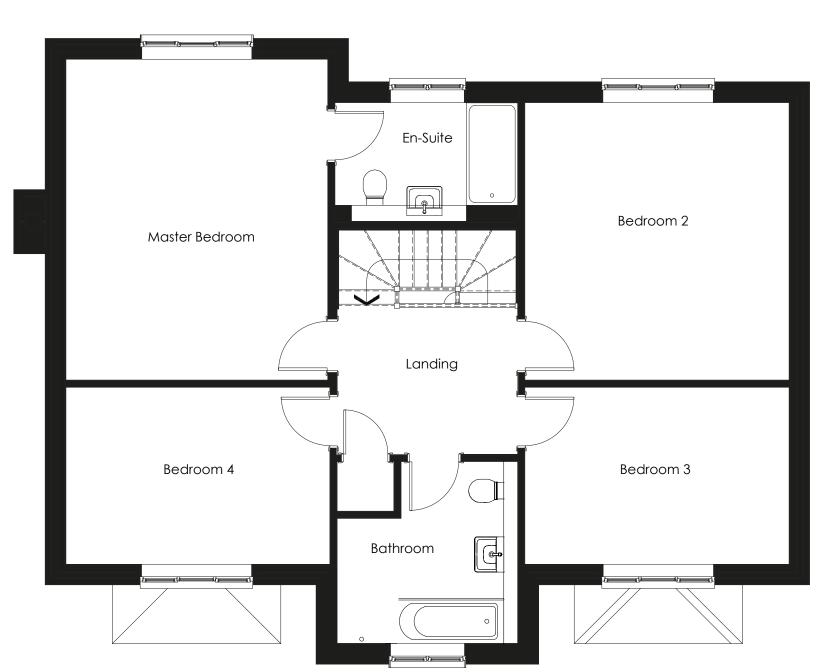
Living Room: 5.6m. x 4.1m. (18'4 x 13'5")

Study: 4.1m. x 2.1m. (13'5" x 6'10")

Kitchen / Dining / Family: 7.2m. x 4.1m.

(23'7" x 13'5")

Utility: 2.8m. x 1.8m. (9'2" x 6'0")



FIRST FLOOR - Plots 1 and 3

Landing:

Bedroom 1: 5.6m. x 4.1m. (18'4" x 13'5")

En-Suite:

Bedroom 2: 4.3m. x 4.1m. (14'1" x 13'5")

Bedroom 3: 4.1m. x 2.8m. (13'5" x 9'0")

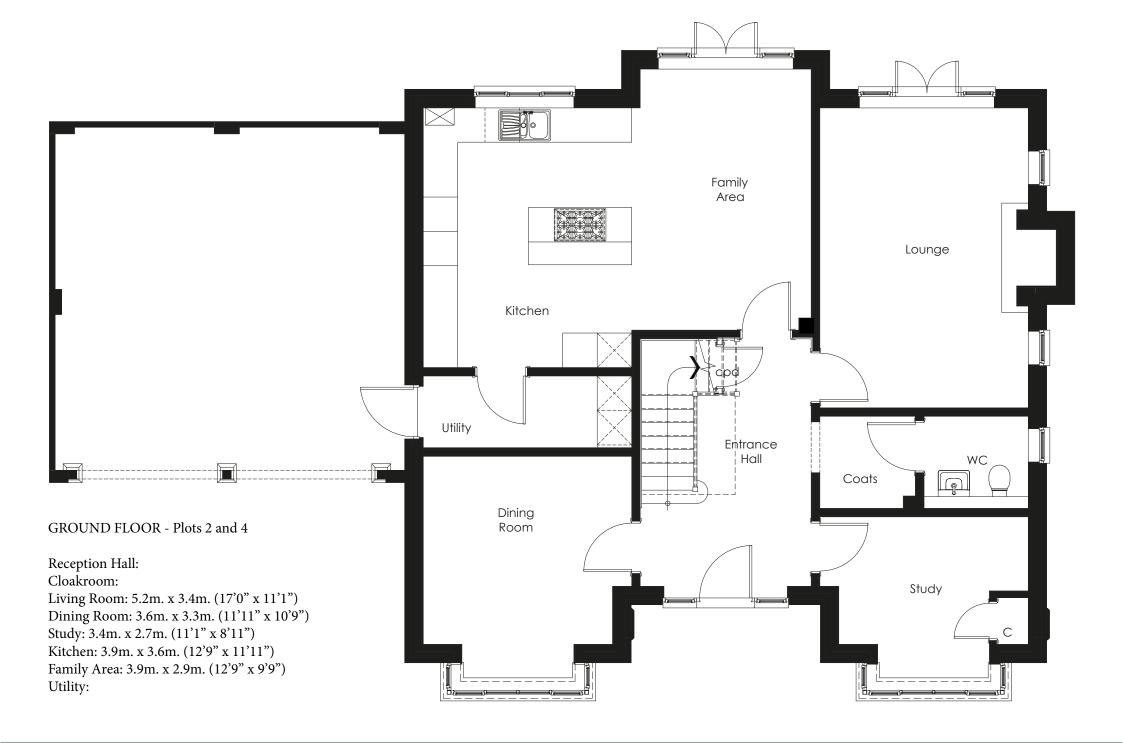
Bedroom 4: 4.1m. x 2.8m. (13'5" x 9'0")

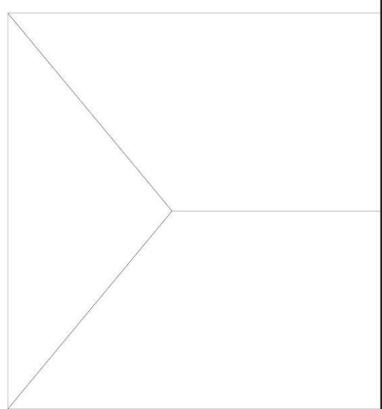
Family Bathroom





Hartley Wintney





FIRST FLOOR - Plots 2 and 4

Landing

Bedroom 1: 3.9m. x 3.6m. (12'9" x 11'11")

En-Suite Dressing Space:

En-Suite Bathroom / Shower:

Bedroom 2: 3.9m. x 3.6m. (12'9" x 11'11")

En-Suite Shower:

Bedroom 3: 3.7m. x 3.6m. (12'0" x 11'11")

Bedroom 4: 3.6m. x 2.8m. (11'11" x 9'2")

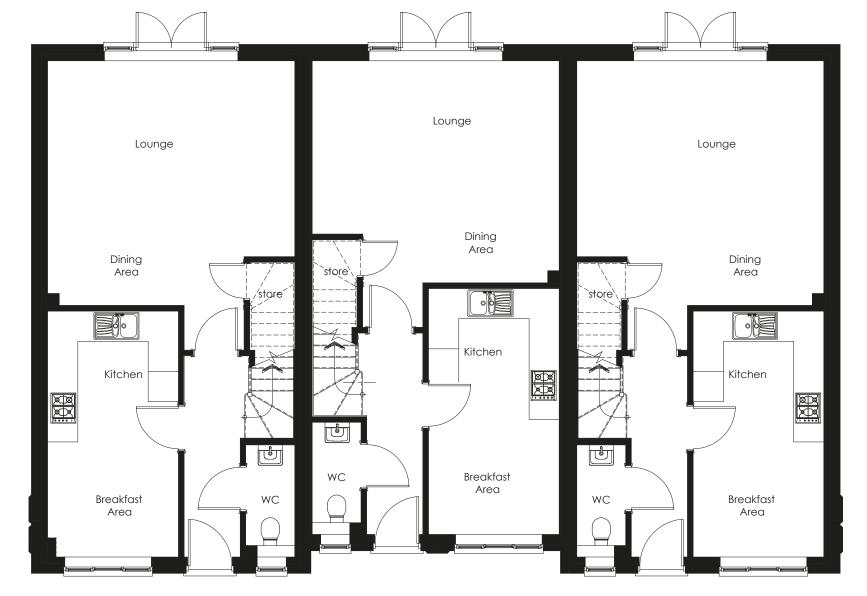
Family Bathroom







Hartley Wintney



GROUND FLOOR - Plots 5 and 7

Reception Hall:

Cloakroom:

Living Room / Dining: 4.9m. x 4.8m. (16'0" x 15'11")

Kitchen: 4.8m. x 2.6m. (15'11" x 8'6")

GROUND FLOOR - Plot 6

Reception Hall:

Cloakroom:

Living Room / Dining: 4.9m. x 4.4m. (16'0" x 14'5")

Kitchen: 4.8m. x 2.6m. (15'11" x 8'61")



FIRST FLOOR - Plots 5 and 7

Landing:

Bedroom 1: 4.6m. x 2.7m. (15'0" x 8'10")

En-Suite:

Bedroom 2: 3.4m. x 2.6m. (11'1" x 8'6")

Bedroom 3: 3.9m. x 3.4m. (12'9" x 6'10")

Bathroom:

FIRST FLOOR - Plot 6

Landing:

Bedroom 1: 4.6m x 2.6m. (15'0" x 8'10")

En-Suite:

Bedroom 2: 3.4m. x 2.6m. (11'1" x 8'10")

Bedroom 3: 3.4m. x 2.1m. (11'1" x 6'10")

Bathroom:

SPECIFICATION

KITCHENS AND UTILITY

 The quality specification detail is due to be released soon.

EXTERNAL DOORS AND WINDOWS

- High performance double glazed, UPVC windows with security locks.
- French doors leading to private patio and fully landscaped garden.
- Factory painted, timber entrance doors with etched glass and high security, multi-point locking system..

ELECTRICAL SECURITY AND HEATING

- Low energy LED down lighting throughout
- Mains operated heat/smoke/carbon monoxide detectors with battery backup.
- All electrical face plates are finished in brushed chrome.
- Telephone and TV aerial points to main rooms.
- Pre-wired alarm system.
- Energy efficient, gas condensing boiler.
- Individual thermostat control valves to radiators.

BATHROOMS, SHOWER ROOMS AND CLOAKROOMS

- Luxury floor and wall tiles to bathrooms, en-suites and cloakrooms.
- All basins set within vanity units with multi-point shaver sockets enclosed (excluding cloakrooms).
- Wall hung, soft close WCs with dual flush push button fittings.
- Family bathroom with bath, mixer tap, shower attachment and bath screen.
- Ground floor cloakroom with WC and wash basin.
- Chrome Crosswater taps and fittings throughout.
- Atoll towel radiators.
- LED motion sensor backlights in bathrooms illuminate for night-time use.

DECORATION AND FINISHES

- Sculptured cornice throughout the ground floor and all bedrooms.
- Smooth plastered ceilings and walls throughout.
- Timber staircase with Oak handrails and newel caps.
- Grey Oak flooring to entrance hall, kitchen/family area, dining room and study.
- Luxury carpet to selected rooms.

- Hardwood lacquered internal Oak doors with polished chrome ironmongery.
- Wood Burning Stove with granite hearth and veined limestone surround to plots I-4 lounges.

EXTERNAL

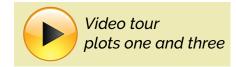
- Rear garden laid to lawn with private patio area and fencing for security and privacy.
- Landscaping to front of all properties.
- Plots I and 3 detached car barn
- Plots 2 and 4 attached car barn
- Water tap and power point to rear of all properties.
- External lighting to front and rear of all properties

Please note that the developer reserves the right to make changes to specification during the build programme.

10 year BLP warranty









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 8HY. 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.

Viewing
Postcode RG27 8HY
Telephone sole agents
McCarthy Holden: 01252 842100

Local Authority
Hart District Council
01252 622122



www.mccarthyholden.co.uk