

Bumblebee Cottage
Hartley Wintney, Hampshire



Bumblebee Cottage, Grange Lane, Hartley Wintney, Hampshire, RG27 8HH

The Property

Built approximately 20 years ago, this truly unique property situated in a rural location just half a mile from Hartley Wintney village centre. The property offers exquisite accommodation in excess of 2800sqft and is set on a plot of 0.42 of an acre.

Ground Floor

Bumblebee Cottage is a charming modern house with character finished to a very high standard with particular attention to detail. A solid oak floor runs through the main reception rooms on the ground floor as does ornate cornicing which, together with the solid wood arched front door makes for a grand entrance into the dining hall.

The stunning Victorian style garden room has an unusual barrel ceiling and underfloor heating and fabulous views across the manicured ornamental gardens. The cosy drawing room benefits from a Chesney fireplace. The Solomon Seal kitchen has been well designed to present a good range of wooden fronted units under blue lavar stone worktops, an Aga and Aga companion and a limestone floor.

Further accommodation is a traditional study with fitted furniture, downstairs double bedroom, bathroom with a "Paris" bath and a wine cellar.

First Floor

On the first floor the beautifully appointed main bedroom has two double wardrobes and a large en suite bathroom with roll top bath. The second double bedroom has a double wardrobe and en suite shower room.

Above the garage there are two loft rooms which could provide potential for further conversion into additional bedroom space subject to the necessary planning.

Outside

To the front there is an attractive ornamental garden with a 35ft deep well. There is gravel parking and gated access to the rear garden. The partly walled rear garden is divided into two sections: one being an area of lawn and mature trees backing onto woodland. The rest of the garden has been beautifully landscaped into a Parterre design. There is also a summer house and wooden shed.

The Mediterranean style courtyard is an excellent entertaining space with water fountain and steps up to the York stone patio giving access into the garden room. There is also a gated vegetable garden with a Hartley Botanic Victorian style Greenhouse.

Location

Located just half a mile from Hartley Wintney village with it's good range of day to day amenities including shops, post office, surgery, public houses, Churches, schools and a golf course. The village is steeped in history with the local cricket club being formed in 1770 and is one of the oldest playing cricket greens in the country.

More extensive shopping, educational and recreational facilities can be found in the neighbouring towns of Basingstoke, Fleet and Camberley.

Local and regional communications are excellent with access to the M3 (Junctions 4a and 5) within short driving distance and Winchfield and Hook mainline stations providing fast and regular service to London Waterloo.

Services: connected to mains

Council Tax: Band E

















































Grange Lane, Hartley Wintney, Hook, RG27

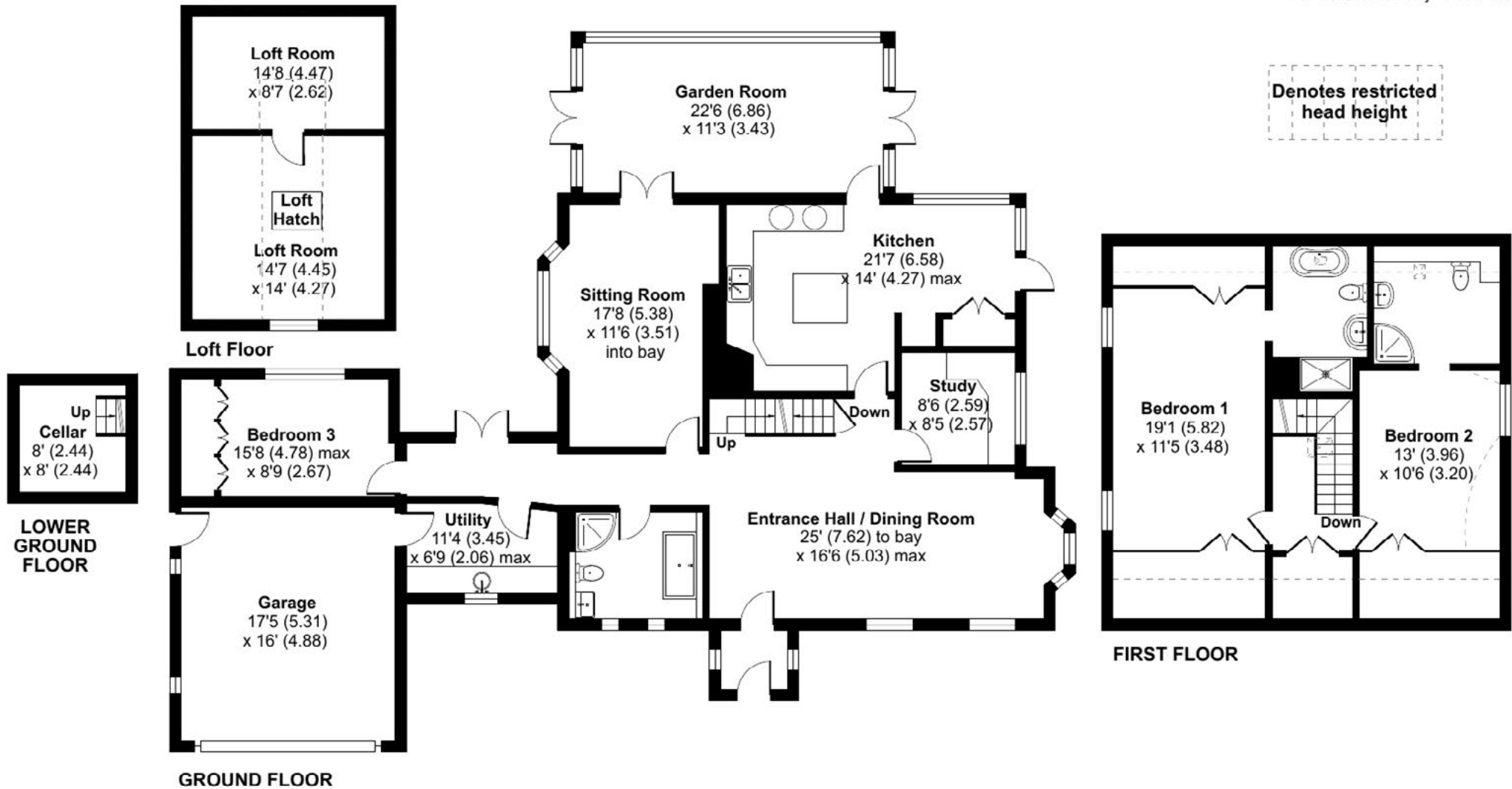
Approximate Area = 2638 sq ft / 245 sq m (includes garage)

Loft = 86 sq ft / 7.9 sq m

Limited Use Area(s) = 415 sq ft / 38.5 sq m

Total = 3139 sq ft / 291.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2022. Produced for McCarthy Holden. REF: 901883

Places of interest

Just half a mile from Hartley Wintney's high street, the property is in a wonderful semi-rural location whilst still being extremely convenient for village amenities, such as 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.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station

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 8HH 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.
Gas fired central heating.

Local Authority

[Hart District Council](#)
[Council Tax Band: E](#)

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