



12 Mortimer Close, Hartley Wintney
Three bedroom house with garage

12 Mortimer Close, Hartley Wintney, Hook, Hampshire RG27 8EL

The Property

A spacious three bedroom family home with garage. The downstairs layout has been remodelled to provide a large kitchen/diner and spacious living room.

Ground Floor

The front door opens into a welcoming entrance hall with stairs rising to the first floor and doors to the living room and kitchen.

The living room is an excellent size and enjoys a bright front aspect. The kitchen/diner stretches across the width of the property at the rear with a window and French Doors overlooking and opening onto the garden.

The kitchen is comprehensively fitted with oak units including deep pan drawers. There is an eye level built in oven and gas hob and plenty of appliance space. A large under-stairs cupboard provides excellent further storage.

There is also defined dining space with plenty of room for table and chairs.

First Floor

The three bedrooms are excellent sizes with built in wardrobes.

The modern family bathroom presents a white suite with P-shaped shower/bath.

Outside

The front of the property is laid to gravel with path to front door and outside storage.

The rear offers a well-sized garden predominantly laid to grass with patio and fenced boundaries.

There is a garage in a nearby block.

Location

Mortimer Close is a small cul-de-sac located in Phoenix Green, just over one mile from Hartley Wintney village centre and within 3/4 of a mile of Winchfield Mainline Station.

Winchfield serves both London Waterloo and Basingstoke with a fast and regular service so this is an ideal spot for commuters.

Road links are also good with the M3 accessed at Junction 5 in nearby Hook giving routes to London, the airports and south coast.

Hartley Wintney village offers a good choice of schools and the High Street presents an excellent range of shops including individual boutiques and various eateries.

The major regional centres of Basingstoke and Reading are easily accessed offering a more comprehensive range of shopping and recreational options.







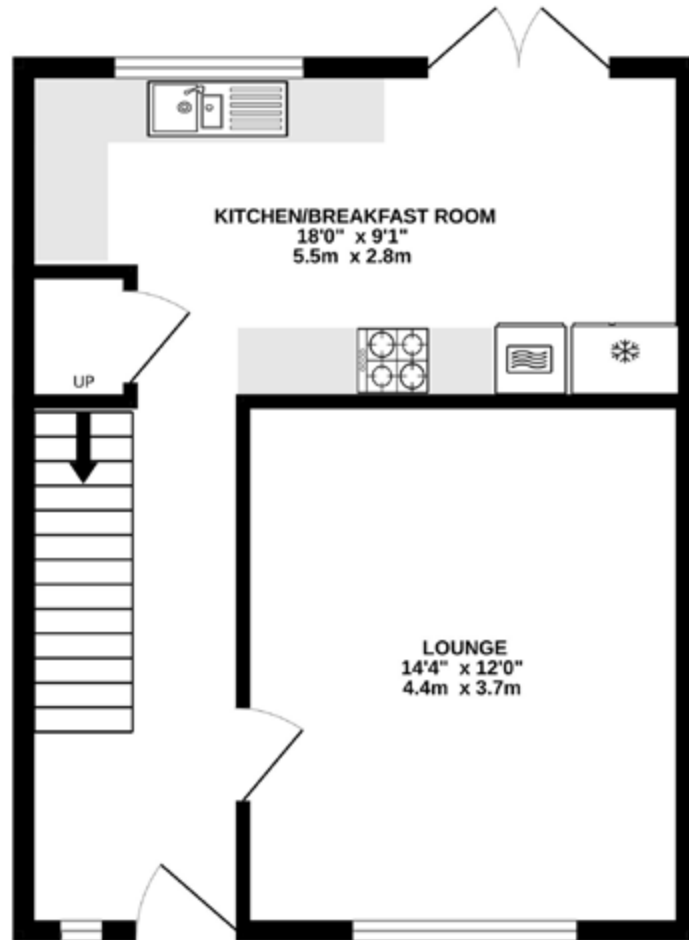




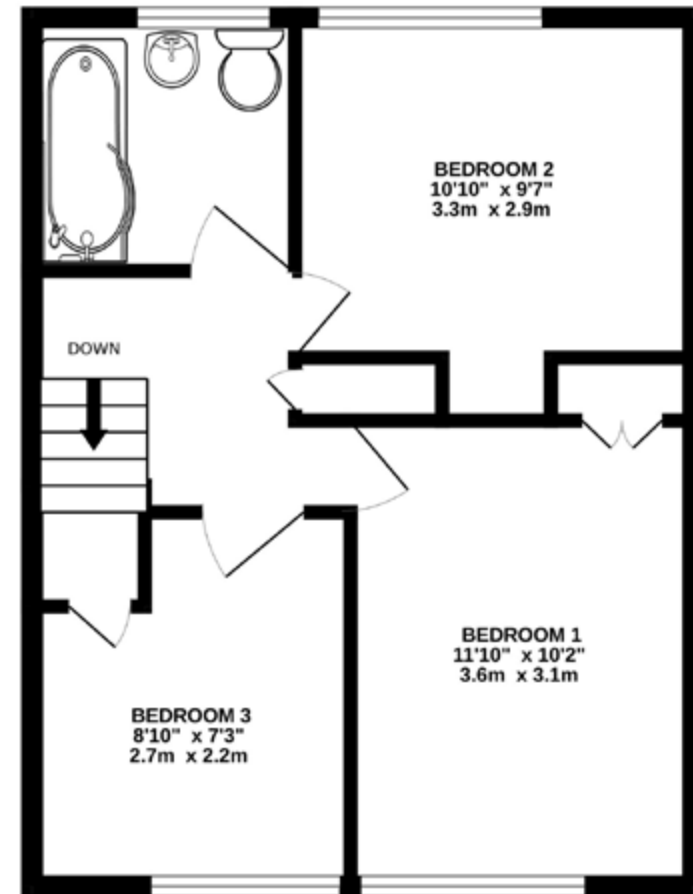




GROUND FLOOR



1ST FLOOR



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

Mortimer Close is a small cul-de-sac situated approximately a mile from Hartley Wintney village centre. It is also less than 3/4 of a mile from Winchfield Mainline Station making this an excellent location for the commuter with Winchfield offering a fast and regular service to London Waterloo.

The M3 is also easily accessible at nearby Hook giving routes to London, the airports and south coast.

Hartley Wintney village offers excellent shopping for day to day needs with independent butchers, bakery and delicatessen in addition to a small supermarket and doctors and dentist. There are well reputed infant and junior schools also in the village.



Consumer Protection Regulations

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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 8EL. 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 sole agents
McCarthy Holden: 01252 842100

Services

Mains electricity, water and drainage.
Gas fired central heating.
EPC Band C 72/89

Local Authority

[Hart District Council](#)

www.mccarthyholden.co.uk