

**Bracken Hill,
Hazeley Bottom, Hampshire**



Bracken Hill, Hazeley Bottom, Hartley Wintney, Hampshire, RG27 8LU

The Property

A two bedroom semi-detached bungalow that has been refurbished throughout in recent years, with a gated gravel driveway, generous frontage and lovely rural location in the Hamlet of Hazeley Bottom.

Accommodation

Accommodation comprises of a front aspect living room with bay window, a rear aspect kitchen with French doors out to the patio, two double bedrooms and a bathroom with tiled floor and shower over bath arrangement.

Outside

The property is accessed via a five bar timber gate over a gravel driveway with generous front lawn alongside. Here there is a turning head and parking for a number of vehicles. There is a timber porch covering the front door.

The rear garden has a walled patio and an area of lawn.

Location

The property is situated in the Hamlet of Hazeley Bottom which is adjacent to Hazeley Heath - a Site of Special Scientific Interest for protected wildlife. There are many countryside walks available straight from the doorstep throughout the heath.

Nearby Hartley Wintney High Street is known for its enticing boutique shops and also offers a range of coffee shops, eateries and pubs.

The village also offers a famous cricket green, golf club and beautiful pond and Oak Common. The town of Fleet lies some 4 miles away catering more for day to day needs and has a mainline station offering a fast service to London Waterloo.

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).







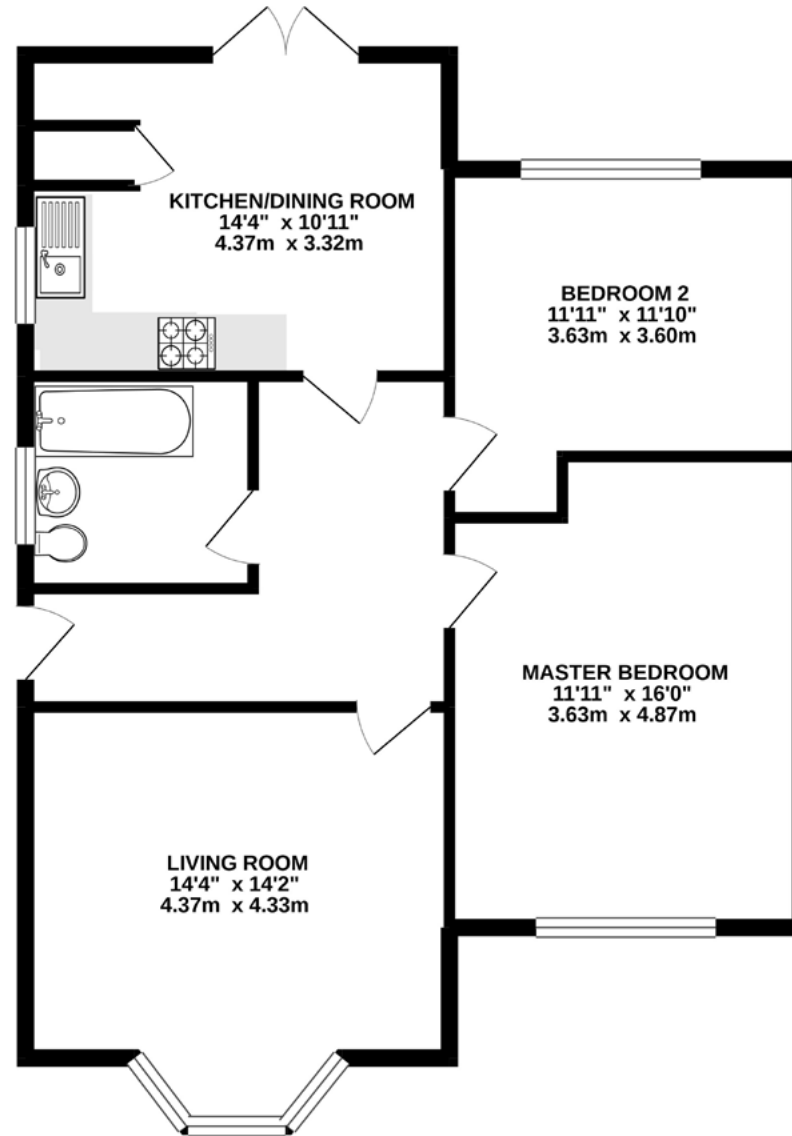








GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

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

Situated on the edge of Hazeley Heath SSSI there are plenty of walks right on your doorstep.

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.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station

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 8LU 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.
LPG gas fired central heating.

Local Authority

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



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