

25 Dunnett Close
Hartley Wintney, Hampshire



25 Dunnett Close, Hartley Wintney, Hampshire, RG27 8FE

The Property

Constructed to a high standard by Bewley Homes in 2017, this attractive, light and bright two bedroom home offers superb accommodation and is situated within a short walk of Hartley Wintney village centre and schools. The property is set in a quiet part of Hartley Row and is on the doorstep of acres of green land.

Ground Floor

On entering through the front door you find yourself in a welcoming, modern entrance hall with a cloakroom to the left and beautifully presented, fully integrated kitchen on your right.

The stairs to the first floor are on the left just past the cloakroom and straight ahead is the doorway to a well proportioned, dual aspect living room with a large under stairs cupboard. There are patio doors from the living room which lead out to a good sized east facing garden.

First Floor

Upstairs, the main bathroom is to the left and has been finished to a high standard, there is a bath with shower over plus wc and sink.

The second bedroom is adjacent and is a double room in excellent decorative order.

Bedroom one has a fitted double wardrobe, plus extra storage cupboard and an en-suite with large shower.

Outside

Outside, the property has a small, landscaped frontage and to the right of the house there is generous driveway parking, where there is also a gate leading to the rear garden. There are also plenty of visitors parking bays around the property.

The garden faces east, is partially lawned with an area of decking to the rear that remains in the sun throughout the day. There is also a shed in the back garden providing storage.

Location

Dunnett Close is located under half a mile from the village centre so just a walk away. The village junior and infant schools make this a suitable family friendly area too.

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.

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).













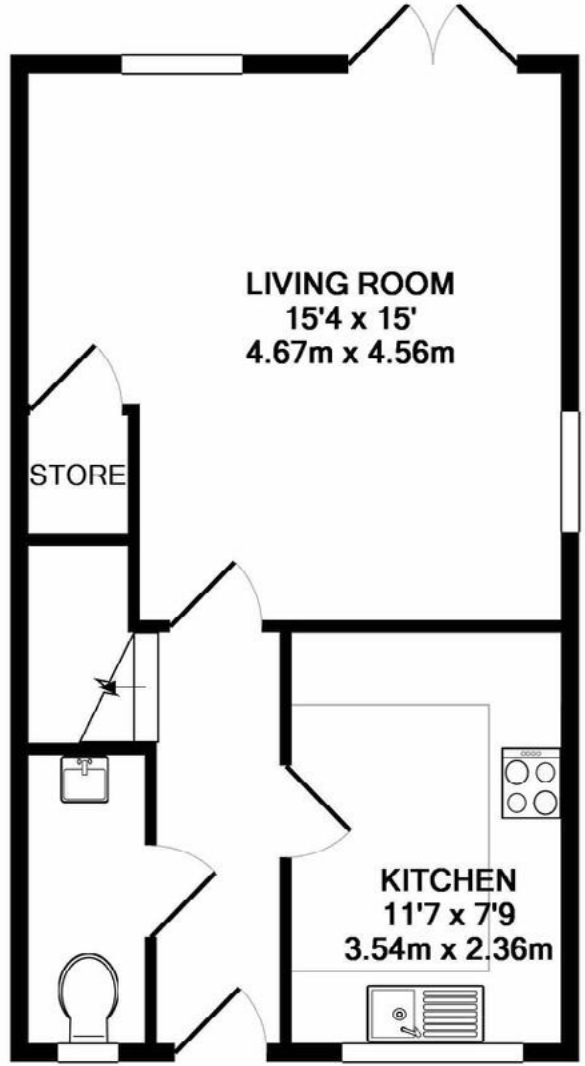




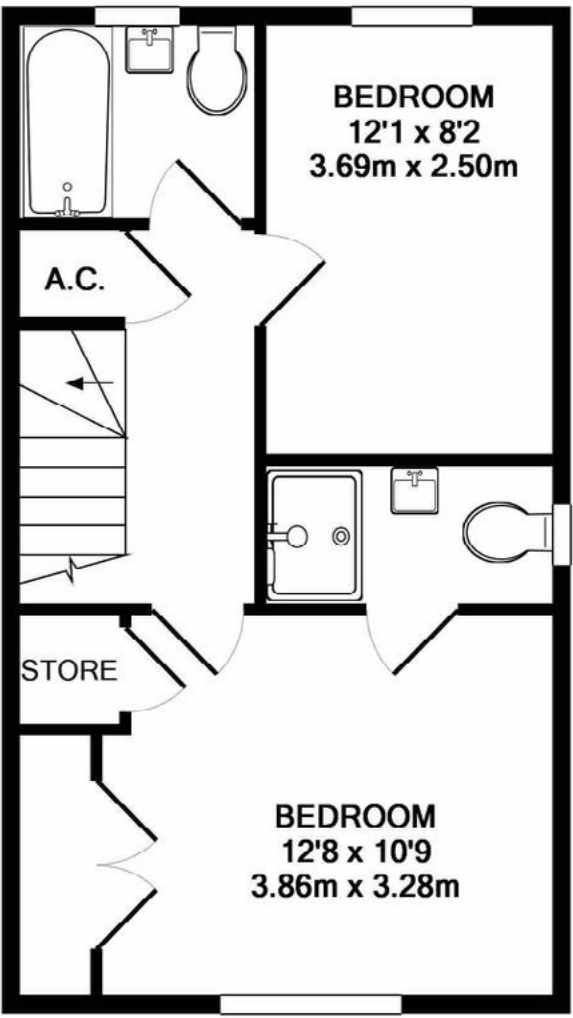








GROUND FLOOR
 APPROX. FLOOR
 AREA 404 SQ.FT.
 (37.5 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 404 SQ.FT.
 (37.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 808 SQ.FT. (75.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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 8FE 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 - B (84)

Local Authority

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

McCarthy
Holden 

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