

11 Franklin Avenue  
Hartley Wintney, Hampshire



# 11 Franklin Avenue, Hartley Wintney, Hampshire, RG27 8RB

## The Property

A wonderful family home with high specification kitchen, flexible open plan ground floor areas, home office, four bedrooms, two bathroom and a rear garden with swimming pool, all just a few minutes from Hartley Wintney centre.

## Ground Floor

The bright and airy main hallway is accessed from a generous porch through the front door, and leads to the open plan heart of this wonderful home. From here there is also a storage cupboard and cloakroom. The ground floor also benefits from a wet underfloor heating system.

Walking through from the hall there are oak sliding pocket doors opening to a charming dining area and beyond. The dining area has bespoke integrated bench seating and is open plan to the main living room, benefitting from a large window to the garden beyond.

The living room has a lovely feature fireplace with log burning stove, French doors out to the patio and garden and also provides access to the home office/study.

Back to the dining area this also has another set of clever sliding pocket doors leading to the stunning kitchen.

The kitchen itself has a limestone tiled floor, shaker style cabinetry, stone worksurfaces, butler sink, range cooker with gas hob, integrated appliances and views over the garden.

## First Floor

The stairs to the first floor are accessed from the main hall and provide a sense of space and light with a front aspect window part way up. This creates a lovely feeling gallery landing when coming from any of the bedrooms.

There are four bedrooms and two bathrooms on the first floor, with the main bedroom suite being of a generous size with integrated wardrobes and a luxury en-suite bathroom with roll top bath and separate shower. The fine family bathroom is floor to ceiling tiled with a spacious

## Outside

Positioned on one of the most desirable residential roads in Hartley Wintney, the property benefits from a generous frontage with a block paved driveway offering parking for numerous vehicles. leading to a large garage with twin doors. There is also an immaculately maintained expanse of lawn to the front and gated access to the rear garden.

The rear garden itself is a wonderful asset to the property, and has a large raised patio wrapping around from the side to the rear with beautiful flag stone tiles, providing a base for the hot-tub and a good sized seating area.

Beyond there is a superb heated swimming pool which has also recently had a new tile surround installed.

At the end of the garden is a lovely summer house which has power and lighting and is insulated for all year round use.

## Location

Hartley Wintney Village centre is just 1 mile distant where there are many 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)









































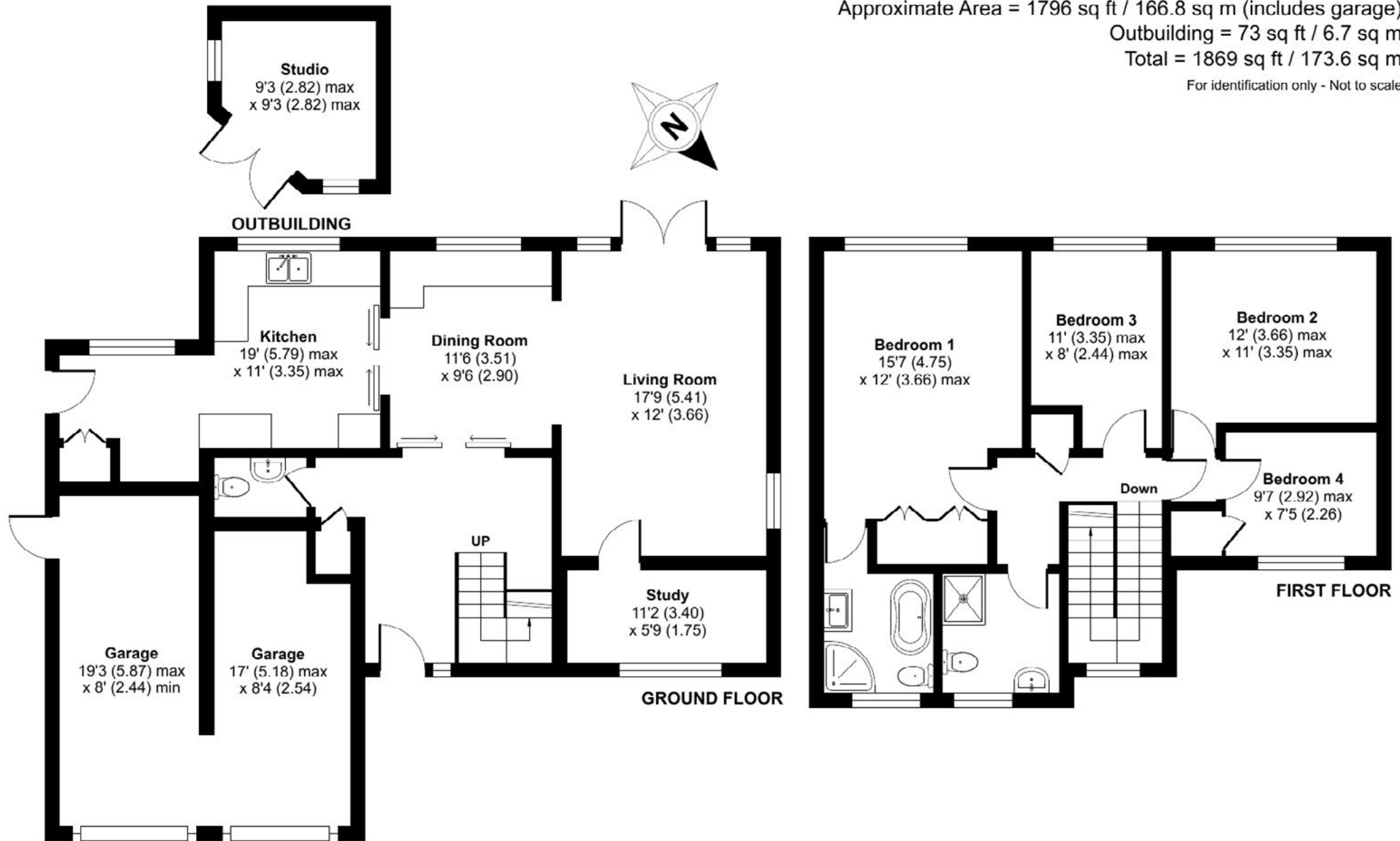
# Franklin Avenue, Hartley Wintney, Hook, RG27

Approximate Area = 1796 sq ft / 166.8 sq m (includes garage)

Outbuilding = 73 sq ft / 6.7 sq m

Total = 1869 sq ft / 173.6 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). © nchecon 2023. Produced for McCarthy Holden. REF: 977661

# 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.

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 D (68)

### Local Authority

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

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