

8 Southern Haye  
Hartley Wintney, Hampshire





## 8 Southern Haye, Hartley Wintney, Hampshire, RG27 8TZ

### The Property

A rare opportunity to substantially improve a well proportioned four bedroom detached family home in a sought after location, within walking distance from Hartley Wintney centre.

### Ground Floor

The covered porch opens via the front door to an inner hallway. From here there is a front aspect study to the left. The WC is to the right, and staircase beyond.

Further towards the rear of the property the kitchen is off to the right hand side and has a side access door, front aspect window and is where the modern boiler is located.

The rear of the property is where the main reception rooms are located. Here there is a generous sitting room with sliding doors out to the lovely rear garden. There is also a dining room to the right with a hatch through to the kitchen.

To the left of the living room is the garden room, which also has doors out to the rear garden and an internal access door to the garage.

### First Floor

Upstairs there are four bedrooms and two bathrooms.

The main bedroom is rear aspect and has been joined to bedroom four for use as a dressing room, by the opening of a wall and has had an en-suite shower and sink facility added in-between.

Bedroom two is also rear aspect and another double room.

Bedroom three is front aspect and a single room.

Bedroom four is currently open to the main bedroom, but could also be a double room.

The family bathroom is front aspect and at the centre of the first floor.

### Outside

The frontage of the property offers a pretty approach via a tree lined gravel driveway which provides parking for multiple vehicles and access to the single garage.

To the rear the garden is a good size and is south facing. There is an area of patio immediately off the

rear of the property which is accessed from both the living room and the garden room. There are large mature trees and shrubs screening the rear of the property and the garden wraps around to the side, with a further area of patio off the kitchen door, along with a side access gate leading back to the front of the property.

### Location

Southern Haye is located less than 1 mile from the village centre of Hartley Wintney.

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).













































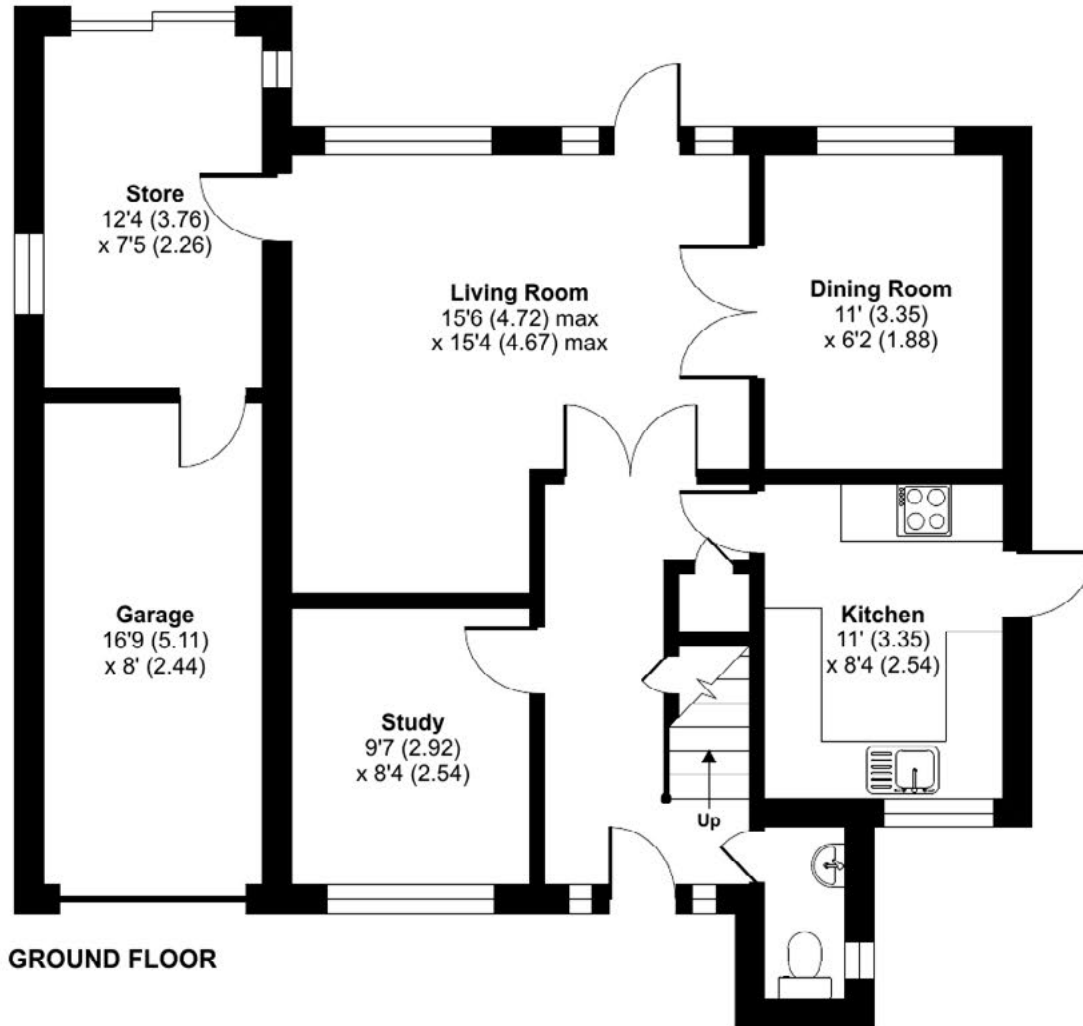




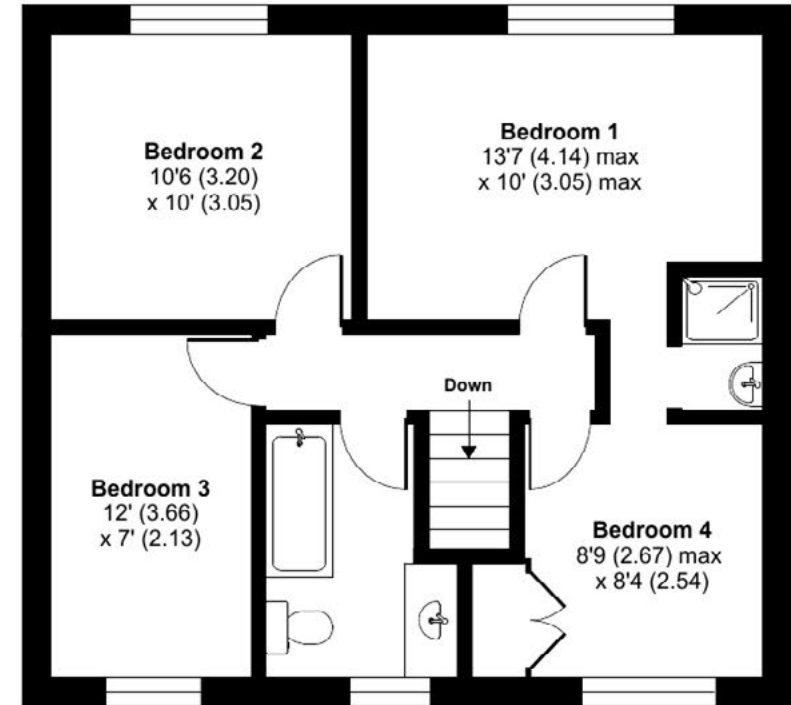
# Southern Hays, Hartley Wintney, Hook, RG27

Approximate Area = 1448 sq ft / 134.5 sq m (includes garage)

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023. Produced for McCarthy Holden. REF: 1029738



# 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 8TZ 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 (67)

### Local Authority

[Hart District Council](#)

[Council Tax Band: F](#)  
[£3031.24 PA - 2023/24](#)

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