

1 Kiln Gardens  
Hartley Wintney, Hampshire



# 1 Kiln Gardens, Hartley Wintney, Hampshire, RG27 8RG

## The Property

A well proportioned three bedroom semi-detached Neo-Georgian style house close to Hartley Wintney village centre with a modern kitchen and bathroom, double garage and low maintenance garden.

## Ground Floor

From the front door there is an inner entrance hall, opening to the main central hallway, with access to a WC, the living room (via double glazed doors), kitchen and stairs to the first floor.

The living room is open-plan to the dining room creating a spacious, dual aspect room with a feature fireplace.

The dining area to the main room offers French doors out to the garden.

The kitchen was recently re-fitted to a high standard and offers stone countertops, including a breakfast bar, integrated appliances and a rear door to the garden.

## First Floor

The first floor offers three bedrooms and a bathroom.

The main bedroom is rear aspect and extremely generous in size with double fitted wardrobe.

Bedroom two is only ever so slightly smaller, is front aspect and also has fitted wardrobes.

Bedroom three is front aspect and is a smaller single room, which has been in use as a study.

The bathroom was re-fitted at the same time as the kitchen to create a large, fully tiled, walk in shower.

## Outside

The property is in a quiet cul-de-sac location. There is a shared driveway leading to a detached double garage for parking. The garage has a rear door leading to the garden and then access to the house via the kitchen door.

The rear garden has two distinct areas, a gravel area with shrub borders and access to a garden shed. The main area has been paved with beautiful Indian Sandstone slabs with decorative compass

pattern at the centre and mature trees and shrubs around all borders.

## Location

Kiln Gardens is a 5-10 minute walk (less than a mile) from Hartley Wintney High Street.

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).

























# Kiln Gardens, Hartley Wintney, Hook, RG27

APPROX. GROSS INTERNAL FLOOR AREA 1500 SQ FT 139.3 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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

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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 8RG 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 - C (75)

### Local Authority

[Hart District Council](#)

[Council Tax Band: E](#)  
[£2564.89 PA - 2023/24](#)

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