

57 Bramley Drive,
St Marys Park, Hartley Wintney



57 Bramley Drive, St Marys Park, Hartley Wintney, Hampshire, RG27 8ZF

The Property

An enviably positioned and superbly presented three bedroom semi-detached house built in 2015 as part of the St Marys Park development. Having recently been updated by the current owners to a high standard this property is a stand out example of this particular design within the development.

Ground Floor

The covered porch gives access via a new composite front door into an inner hallway with a WC.

From the hallway into the open plan sitting room, which is front aspect and has been wonderfully decorated to create a modern and comfortable space. This room is also where the staircase to the first floor is located, and this too has been updated with a stunning oak and glass balustrade.

From here there is a door leading to the open plan dining/family room space. The rear of this area was updated by the current owners with fitted storage, window shutters and a new tiled roof with velux windows to provide a more comfortable all year round living space than the original conservatory style glass roof.

From here there are double doors into the kitchen, which has also benefitted from updates, including new cabinets, worktop and appliances including Smeg oven and dishwasher, induction hob and tiled splashbacks.

First Floor

Upstairs, there are two double bedrooms - one en-suite, one single bedroom and a bathroom.

The main bedroom is front aspect and has an en-suite shower room, with the current owners utilising bedroom three as a dressing room having had bespoke wardrobe storage fitted.

Bedroom two is another double room, which is rear aspect.

Bedroom three would be a front aspect single room, but is currently functioning as a dressing room.

The main bathroom has been also been recently updated and decorated.

Outside

The property has driveway parking for two vehicles and benefits from an attractive outlook over open green space.

There is a practical storage cupboard space within the front porch.

The rear garden has been landscaped with mature planting and now has an artificial grass surface. There is an adjustable gazebo over the patio to provide shade during summer or cover in less appealing weather.

A huge benefit of this garden is that there is also a large rear access walkway which offers space for further outside storage.

Location

Bramley Drive is located just over 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).



















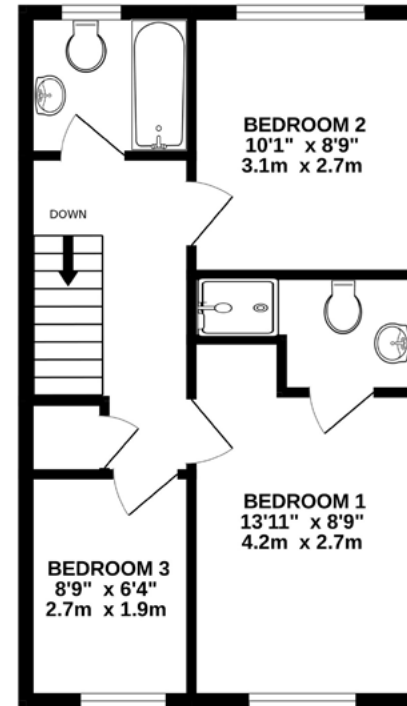
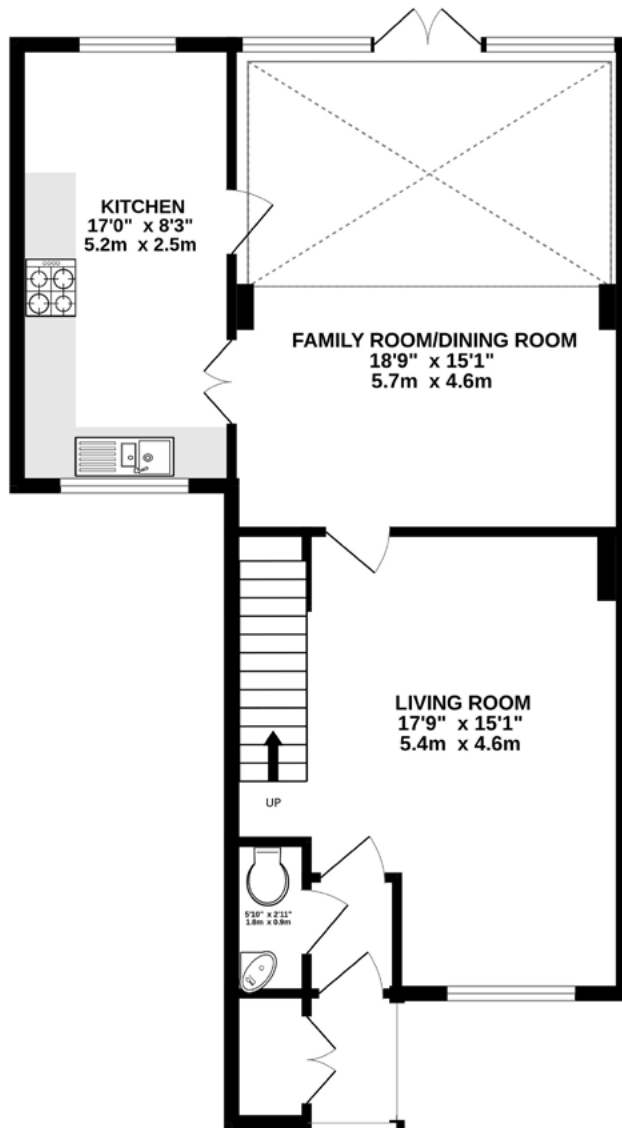






Outlook over the open green space to the front of the property





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.

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 8ZF 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 (83)

Local Authority

[Hart District Council](#)
[Council Tax Band: E](#)
[£2564.89 2023/24](#)

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