

14 Hatts Close,  
St Marys Park, Hartley Wintney



# 14 Hatts Close, Hartley Wintney, Hampshire, RG27 8WX

## The Property

A rare opportunity to acquire a uniquely positioned and well proportioned four bedroom family home on the popular St Marys Park development. Having been recently extended and modernised throughout to a high specification by the current owners creating a comfortable and modern family living space.

## Ground Floor

Entering via the front door to a spacious entrance hall, which is open plan to the high specification kitchen, you are presented with a flexible and spacious family living arrangement. The kitchen was fitted in 2021 as part of a full programme of modifications, incorporating fully tiled flooring, modern cabinetry and a full suite of integrated kitchen appliances as well as a kitchen island at the centre, all finished with stone worktops and fully tiled splashbacks.

From the kitchen there is a door into the living/dining/family room which is over 20ft long, with a wonderful set of concertina folding doors opening out onto a patio terrace in the garden. There is plenty of space for a large dining table and storage as well as a spacious sitting area.

## First Floor

Upstairs from the kitchen there are four bedrooms and two bathrooms as well as access to the bonus room in part of the converted loft which serves as a wonderful study at present (access via folding timber steps/ladder).

The main bedroom offers a range of fitted wardrobes and leads on to a full tiled luxury en-suite bathroom with rainstorm shower - all put in as part of the modifications in 2021.

There are two further double bedrooms, both front aspect with views out to the adjacent woodland and one with fitted wardrobes. Bedroom four is a single room which looks out over the rear garden.

There is also a generous family bathroom which is fully tiled, with walk-in shower and separate bath and also has a good amount of storage.

There is also a bonus room in part of the loft which has been fully converted to use as a fantastic study/workspace, and benefits from a Velux window in the roof. This room is accessed via a fold down hatch with timber steps/ladder.

## Outside

The rear garden has a paved area immediately off the main living space, meaning there is a seamless indoor/outdoor connection to be used in the summer once the doors are folded back. There

is also a raised area with planting beds which is covered with attractive shingle. Finally there is a summer house for storage or recreational use.

The front of the property looks out over an area of grass banks and a gravel footpath with woodland beyond. The footpath leads around the development and directly to the playing and dog walking fields within St Marys Park.

There are two areas of driveway parking which is block paved, one to the front for two vehicles and one to the side for another large or even two smaller cars.

## Location

Hatts Close is located just over 1 mile from the village centre of Hartley Wintney. Within the development there is a lit footpath which exits at the Odiham Road and serves as a walking route to Winchfield train station - a mainline service to London Waterloo.

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.

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).















































































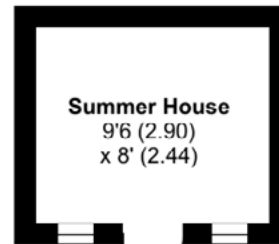
# Hatts Close, Hook, RG27

Approximate Area = 1441 sq ft / 133.8 sq m

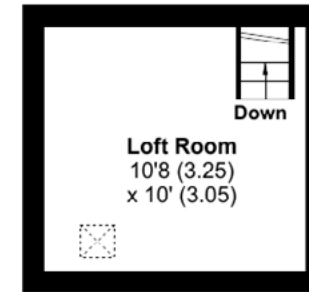
Outbuilding = 76 sq ft / 7.1 sq m

Total = 1517 sq ft / 140.9 sq m

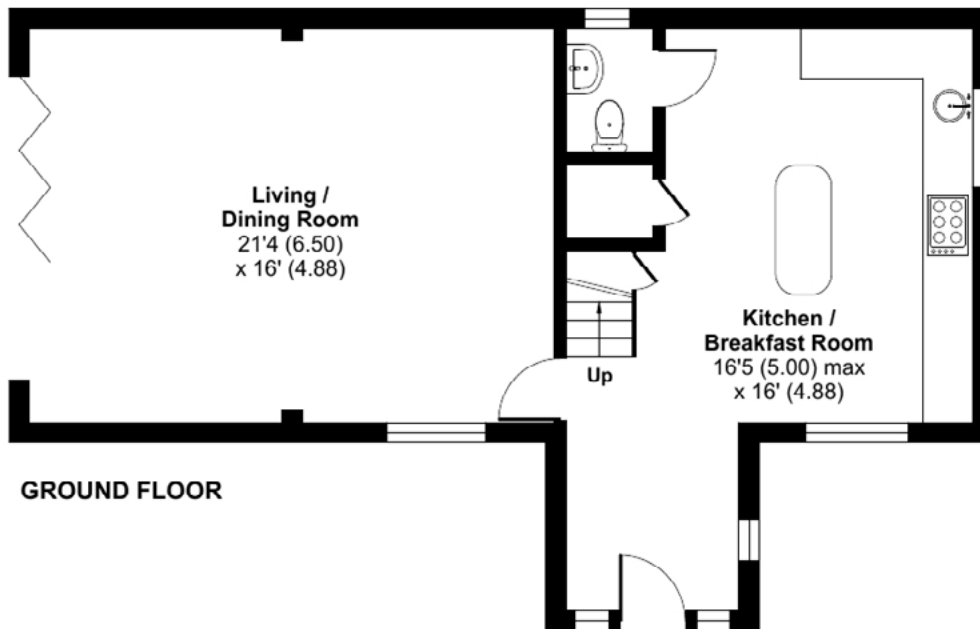
For identification only - Not to scale



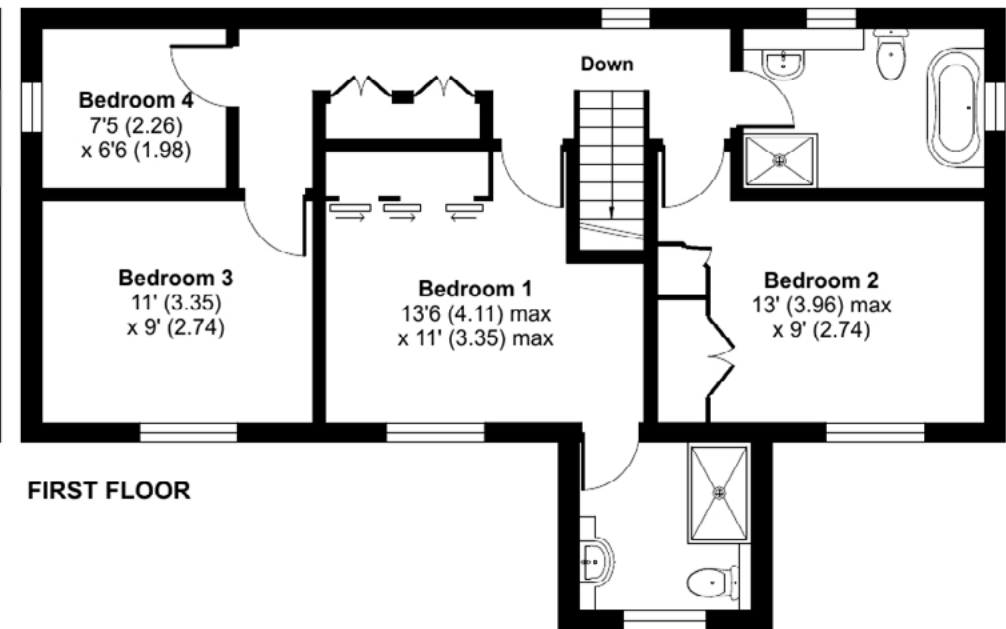
OUTBUILDING



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1074676







# 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 8WX 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 (79)

### Local Authority

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

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)