

4 Oakwood Court  
Hartley Wintney, Hampshire





## 4 Oakwood Court, Hartley Wintney, Hampshire, RG27 8UR

### The Property

A high specification three bedroom, mid-terraced house built by renowned developers Millgate Homes in 2007. Set in an attractive gated development environment and just a short walk from the village centre.

### Ground Floor

From the hallway there is a WC and under stairs storage cupboard. To the right hand side is the generously proportioned kitchen, which has a full range of integrated appliances, including a Siemens gas hob and oven.

There is also space for a dining table and free standing appliances.

The sitting room is a lovely, bright and open space due to the garden room area at the rear. This room also benefits from a feature fire place and views over the hard landscaped rear garden.

The property is also fitted with timber window shutters throughout.

### First Floor

On the first floor there are three bedrooms and two bathrooms.

The main bedroom is rear aspect and benefits from fitted wardrobes and an en-suite shower room.

Bedroom two is another double room with fitted wardrobes and is front aspect.

Bedroom three is a single room also with wardrobes, and currently used as a study.

### Outside

The property is in a small gated development with communal green space and allocated parking. The property comes with one allocated space and there is also visitors parking available.

The rear garden has been hard landscaped and benefits from an area of patio off the garden room, and is full of mature shrubs and plants to create a charming and peaceful space. The garden has a westerly aspect. There is also a gated access point to the rear garden.

### Location

Oakwood Court is located less than 1 mile from the village centre of Hartley Wintney. There is also a residents pedestrian access gate within the development to shorten the walk to the village.

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).













































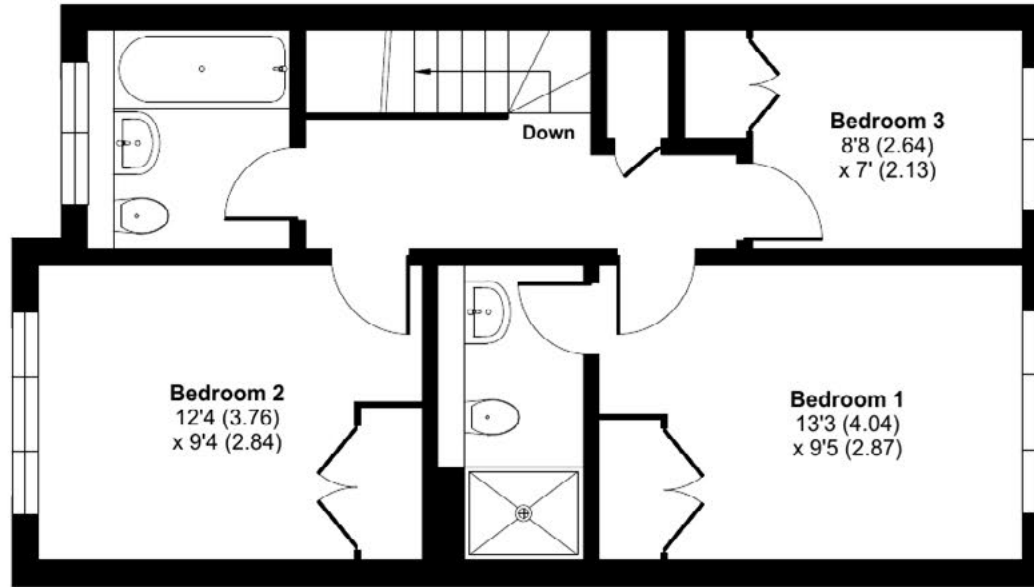




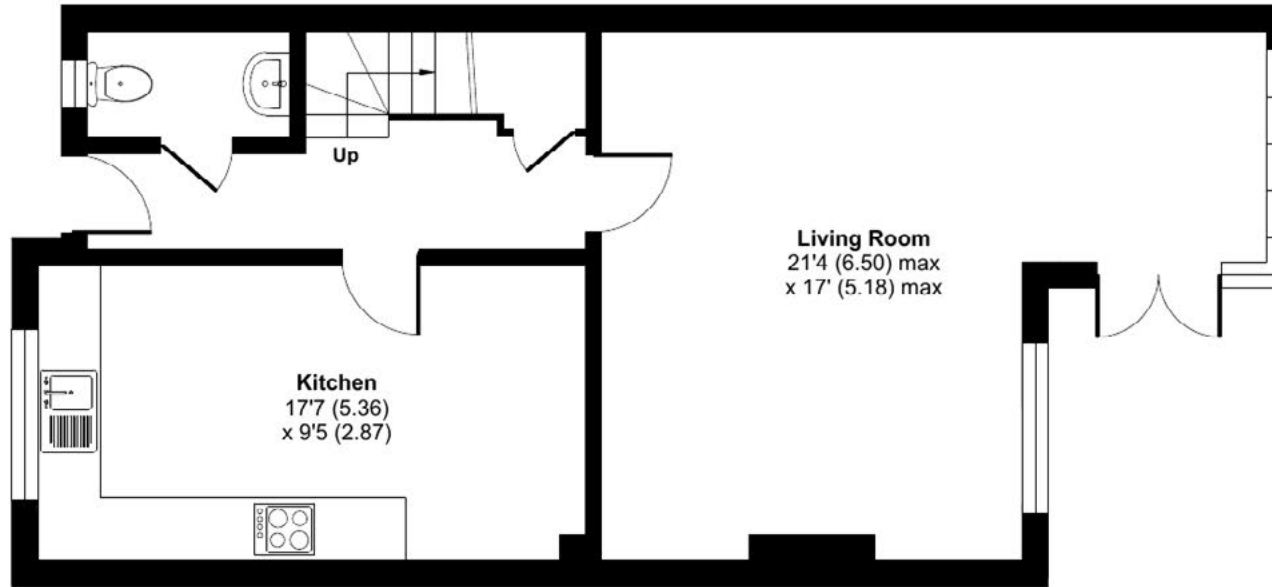
# Oakwood Court, Hartley Wintney, Hook, RG27

Approximate Area = 1108 sq ft / 102.9 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for McCarthy Holden. REF: 1027626



# 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 8UR 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 (76)

### Local Authority

[Hart District Council](#)

[Council Tax Band: E](#)  
[£2425.57 PA - 2023/24](#)

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