



Hart House Court, Hartley Wintney  
Three Bedroom End-of-Terrace

# Hart House Court, Hartley Wintney, Hampshire, RG27 8XB

## The Property- Introduction

A three bedroom home located on Hartley Wintney High Street within a gated development of just 11 properties. The property is offered to the market with no onward chain and has one allocated parking space.

## The Property- Downstairs

The downstairs accommodation comprises a kitchen with built in appliances, fridge/freezer, dishwasher, washing machine, double oven, gas hob and a one and a half sink. To the back of the property is the lounge/dining room which has double doors directly onto the rear decking in the garden. There is also a W/C.

## The Property- Upstairs

The first floor are two double bedrooms, both having built in wardrobes. There is also a family bathroom. On the second floor you will find bedroom one. Here there is a dressing area with built in wardrobes and an en-suite shower room.

## The Property- Outside

The rear garden is designed to be low maintenance, with a decking area and slate to the back. There are three trees by the rear fence providing privacy.

## Service and Maintenance Charges

The property was built in 2006 and is located on a private gated development. There is an annual maintenance charge payable of £400 PA.

## Location

Well suited to commuters, this property has easy access to Winchfield and Fleet train stations which have trains to Waterloo taking approx. 55 minutes. Local state and private schools for all age groups are close by as well the historic villages of Hartley Wintney, Dogmersfield and Odiham and their amenities. Dogmersfield is home to the popular Four Seasons Hotel. Fleet is the nearest town located 3 miles away which offers supermarkets and a high street with various shops, restaurants and coffee shops.

The village of Hartley Wintney has many historic features most notably the cricket club which was formed in 1770 and St Mary's Church was built around 1254. There are many commons, woods, duck pond and a golf course. The high street contains a variety of shops, family run butcher, florist, hairdressers, boutiques, Post Office, Tesco Express, pharmacy, public houses and a mixture of restaurants. Local to Hartley Wintney you will find three supermarkets in Fleet and a further three in Camberley just along the A30 with both the Meadows Shopping Centre and Watchmoor Park.

































# Hart House Court, Hartley Wintney, Hook, RG27

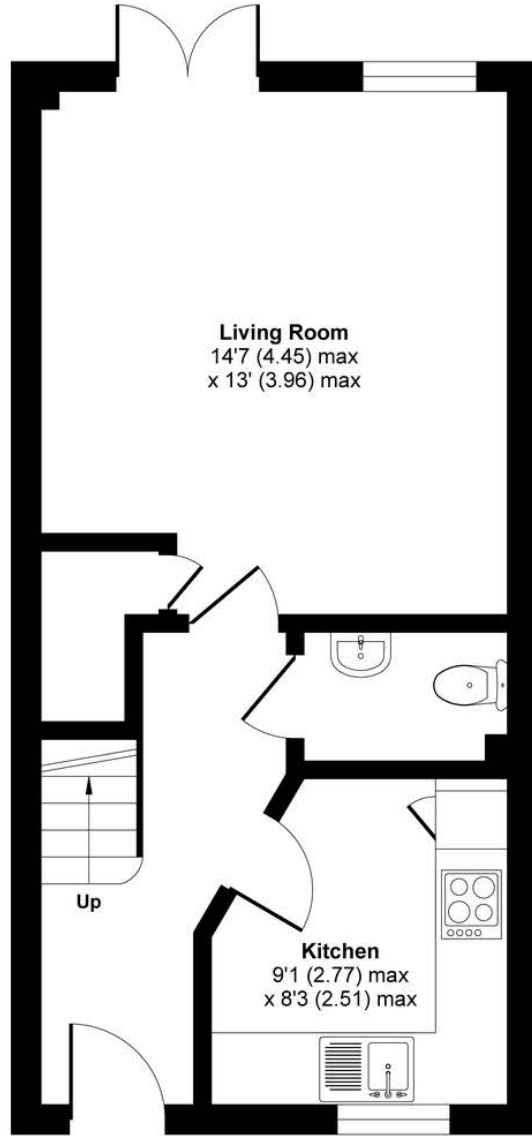


Approximate Area = 973 sq ft / 90.3 sq m

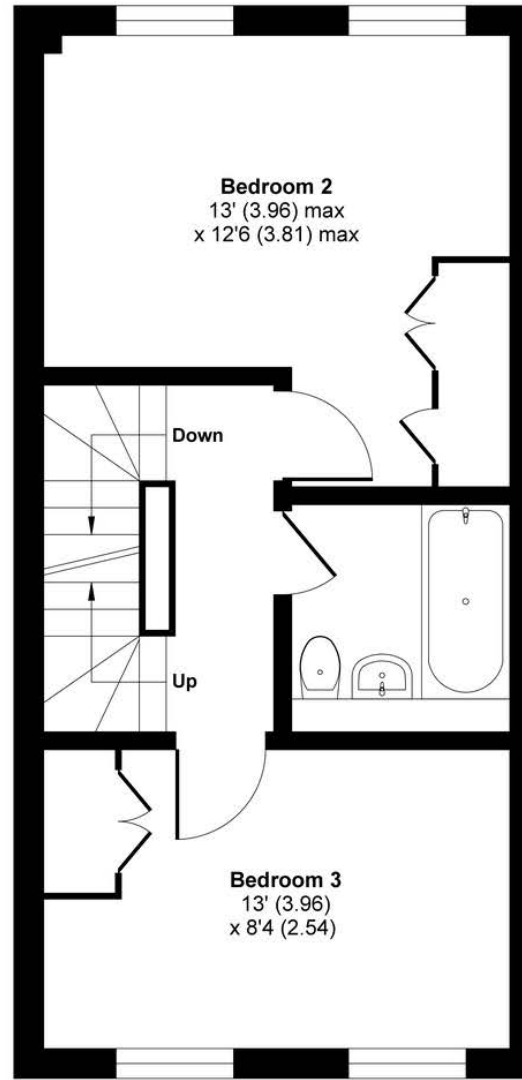
Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 1020 sq ft / 94.7 sq m

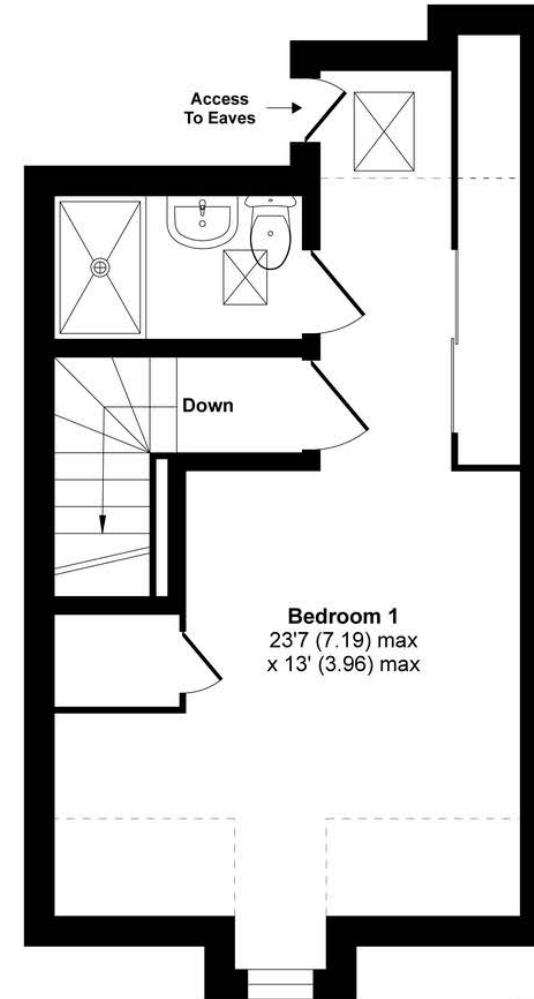
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Denotes restricted head height



Certified Property

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021.

## Places of interest

Located in an area renowned for its expanses of Hampshire countryside and providing excellent opportunities for walking, riding and cycling, the countryside around the property provides a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby at the Basingstoke Canal which provide wonderful opportunities to explore countryside steeped in history.



Hartley Wintney- Cricket Pitch



Winchfield Church



Hartley Wintney- Golf Club



Hartley Wintney- High Street



Hartley Wintney

©Photos above by JohnJoe.co.uk

## 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 8XB. 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.

### Viewing

Telephone sole agents  
McCarthy Holden: 01252 842 100

### Services

Mains Drainage, gas central heating and Electricity  
EPC - C (74)

### Local Authority

[Hart District Council](#)



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