

28 Priory Lane
Hartley Wintney, Hampshire



28 Priory Lane, Hartley Wintney, Hampshire, RG27 8EX

The Property

A well presented, two bedroom-two bathroom semi-detached bungalow, in a quiet cul-de-sac location just one mile from the centre of Hartley Wintney.

Accommodation

Entering via the front door to a central hallway with access to the family bathroom to the right, bedroom two just beyond and the main living areas to the left.

The main living space is a central dining area, which adjoins the well appointed kitchen, the living room and a lovely and bright conservatory.

The kitchen itself has a range of integrated appliances, modern cabinetry and enjoys a view over the front garden.

The conservatory looks out over the patio and garden, and has a tiled floor and fitted sun blinds.

The living room is open to the dining room area and has the benefit of a wood burning stove in the feature fireplace.

Bedroom one is accessed through the living room, and is very generous in size, with a wall of fitted wardrobes, dressing area and an en-suite shower room.

Bedroom two is a well proportioned double room and has access through into the utility room, which in turn gives access to the garage.

Outside

The front of the property offers driveway parking for two vehicles as well as an integrated single garage. The attractive front garden is walled with a pedestrian gate and area of lawn and flower beds.

The rear garden is a good size and partitioned off into a number of different areas, including a sunny patio area straight off the conservatory and an area of lawn and vegetable beds, with a garden/hobby room to the rear. There is also side access back out to the driveway.

Location

Priory Lane 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.

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).





















Priory Lane, Hartley Wintney, Hook, RG27



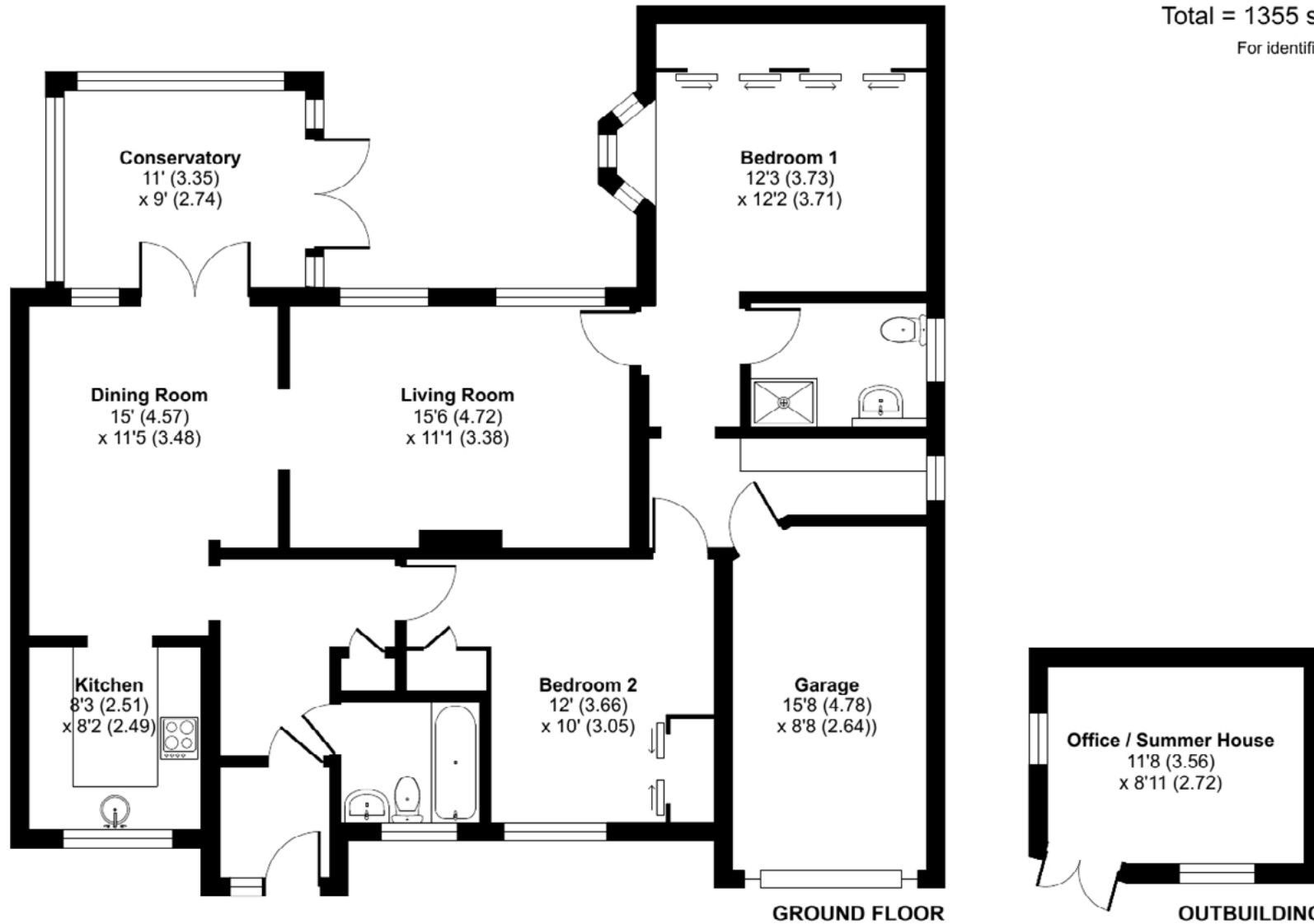
Approximate Area = 1116 sq ft / 103.6 sq m

Garage = 136 sq ft / 12.6 sq m

Outbuilding = 103 sq ft / 9.5 sq m

Total = 1355 sq ft / 125.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for McCarthy Holden. REF: 1094747

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 8EX 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.

Local Authority

[Hart District Council](#)
[Council Tax Band: D](#)

EPC - C (69)

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Holden 

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