

5 Phoenix Terrace
Phoenix Green, Hartley Wintney



5 Phoenix Terrace, Hartley Wintney, Hampshire, RG27 8RU

The Property

A charming three bedroom character cottage, on a quiet lane in the Phoenix Green area of Hartley Wintney. Full of period features and character charm, offered to the market with no onward chain.

Ground Floor

From the front door into the central hallway, there is a snug lounge with open fireplace to the left, which could also serve as a formal dining room if desired.

Next on the left is the main sitting room with a pretty bay window looking out to the garden and also has a working open fireplace.

Under the stairs at the end of the hall there is a cloakroom with WC.

To the right of the hall is the kitchen/diner. The kitchen is modern with shaker style cabinets and a gas range cooker as well as a full range of fitted appliances. To the rear of the kitchen is a breakfast/dining area which also has an area of worksurface, underneath which is a washing machine and tumble dryer. From here there is a set of French doors out to the patio and garden beyond.

First Floor

Upstairs there are three bedrooms and a large bathroom.

Bedroom one is rear aspect and has a feature fireplace and two integrated wardrobes.

Bedroom two is also a good sized double room with feature fireplace and two integrated wardrobes, but front aspect.

Bedroom three is to the rear and is a smaller double room.

The luxurious bathroom is generous in size, with fully tiled walk-in shower, separate claw foot bath and contemporary sanitaryware but with classic finish to compliment the age of the building.

Outside

The property benefits from a good-sized frontage with parking for three vehicles and a front garden with patio area,

To the rear there is an enclosed garden with patio and storage shed. There is an area of lawn and shrub beds with mature planting.

Location

Phoenix Terrace is located just over 1 mile from the village centre.

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).















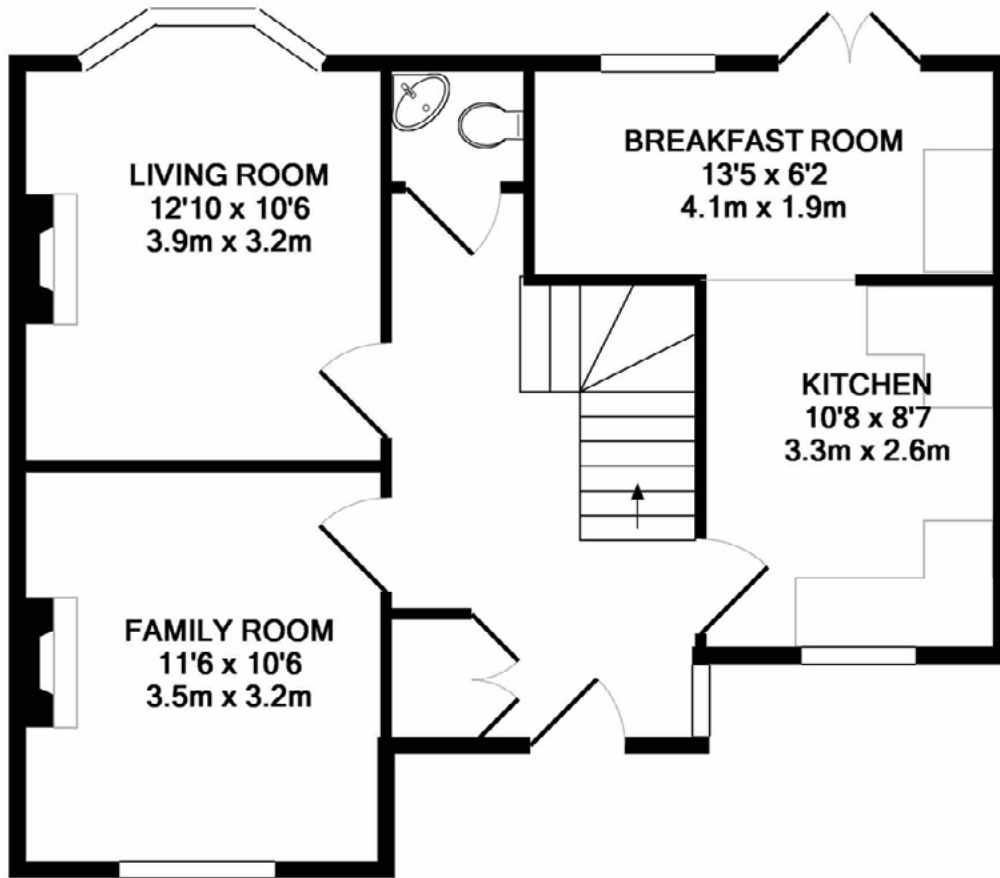




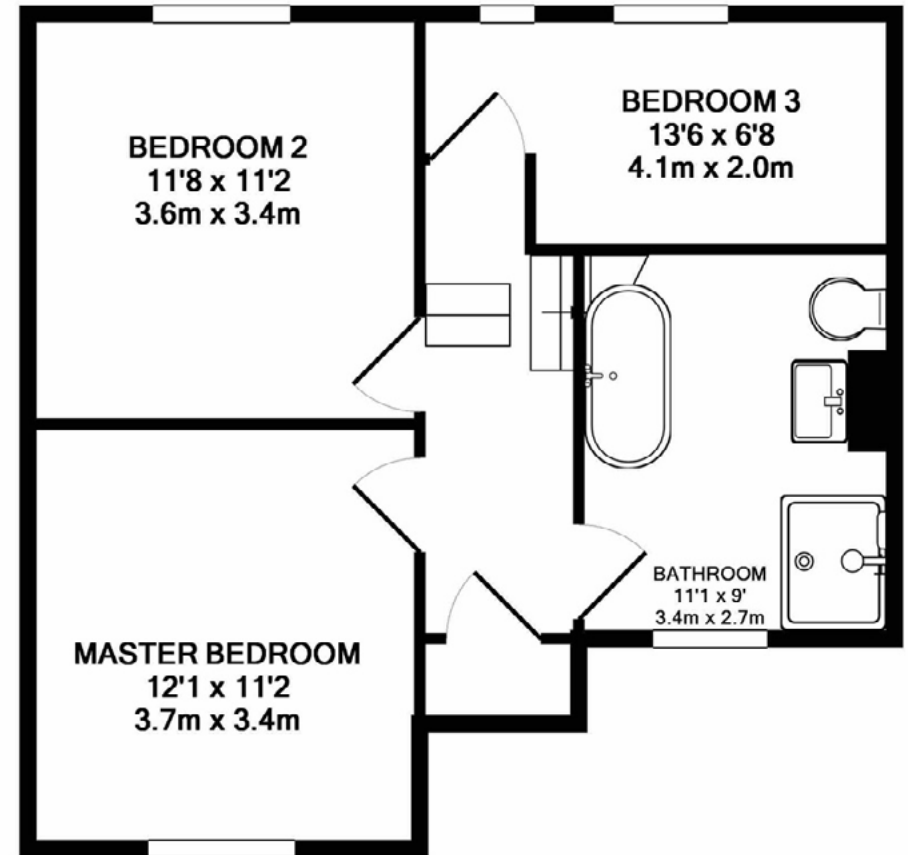








GROUND FLOOR
APPROX. FLOOR
AREA 566 SQ.FT.
(52.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 512 SQ.FT.
(47.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1078 SQ.FT. (100.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2018

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 8RU 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 - D (65)

Local Authority

[Hart District Council](#)
[Council Tax Band: D](#)
[£2098.55 PA for 2023/24](#)

McCarthy
Holden 

www.mccarthyholden.co.uk