

9 Bramley Drive  
St Marys Park, Hartley Wintney



# 9 Bramley Drive, Hartley Wintney, Hampshire, RG27 8ZF

## The Property

A very well presented two bedroom home on the ever popular St Marys Park development in Hartley Wintney. Benefitting from two allocated parking spaces and a southerly aspect rear garden.

## Ground Floor

Entering via the front door to the entrance hallway there is a cloakroom and storage cupboard on the left.

There is a front aspect kitchen to the right of the entrance, with a range of fitted units and appliances,

The living/dining room is rear aspect with storage cupboard to the right and under stairs storage to the left. The room is split with a dining area and lounge area, with double doors opening onto the patio and garden beyond.

## First Floor

To the first floor are two double bedrooms and a bathroom.

Bedroom one is rear aspect overlooking the garden.

Bedroom two is front aspect and currently used as a home office space, but still with room for a double bed.

## Outside

At the front of the property there are two marked allocated parking spaces, then a front lawn with paved pathway and deciduous hedging.

The outlook to the front is over communal green-space and woodland areas.

The rear garden has a patio area adjoining an area of lawn. There is also a garden shed and rear access gate.

## Location

Bramley Drive 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).

















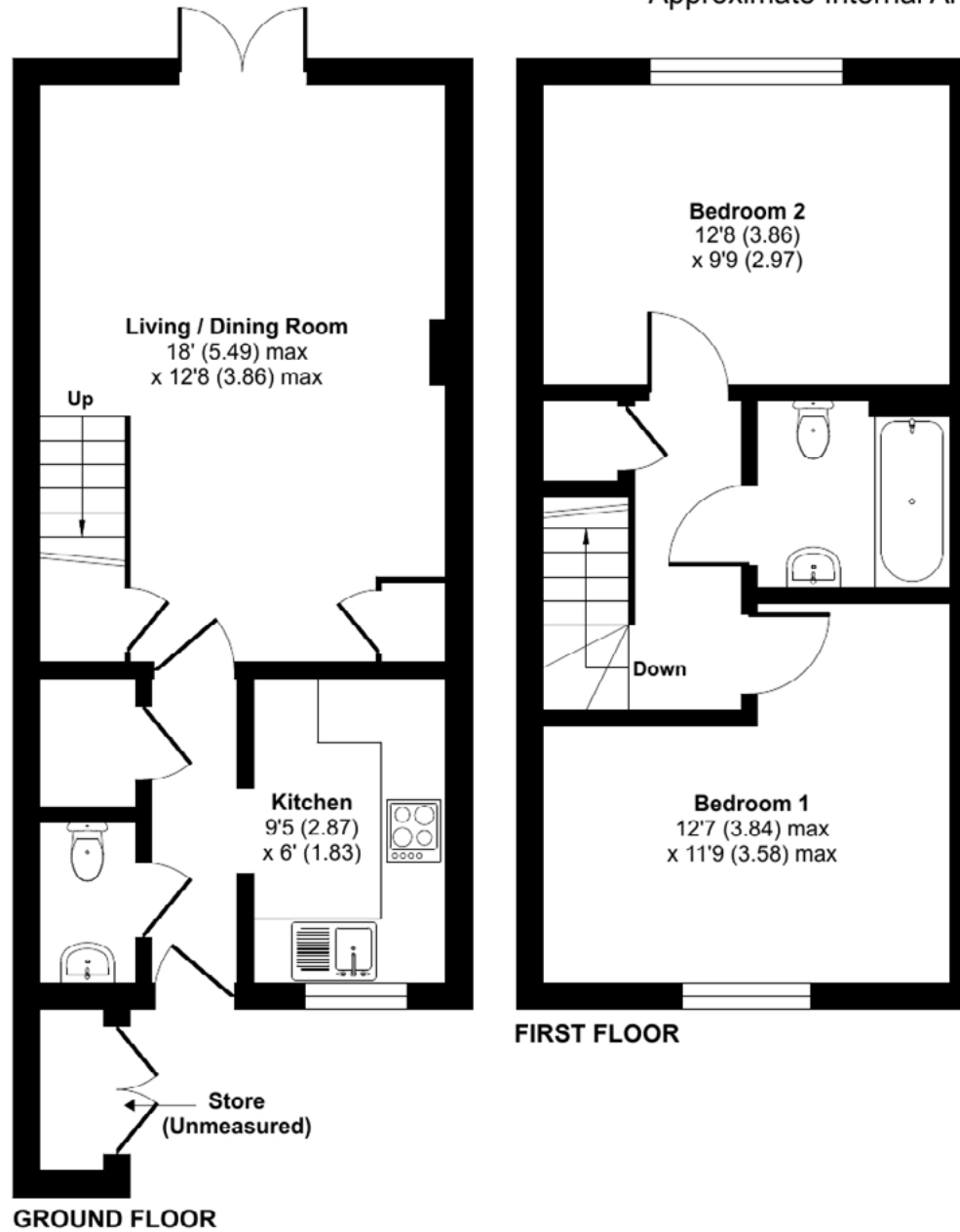




# Bramley Drive, Hartley Wintney, Hook, RG27

Approximate Internal Area = 710 sq ft / 65.9 sq m (excludes store)

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: 1104655



# 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 8ZF 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 (80)

### Local Authority

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

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