

58 Weir Road
Hartley Wintney, Hampshire



58 Weir Road, Hartley Wintney, Hampshire, RG27 8ES

The Property

A stand out example of a modernised and extended semi detached house in Hartley Wintney, now with four bedrooms and two bathrooms over three floors and with a superb rear garden stretching back over 130ft/40 metres.

Ground Floor

Entering through the front door there is an entrance porch with storage for shoes and coats.

To the right of the hallway is the staircase and on the left the living room. At the end of the hallway there is a fantastic open plan kitchen/diner/family room space which has been created by way of a modern extension by the current owners.

The kitchen itself is well equipped, offering base and wall mounted shaker style cabinets, hard wood worktops and tiled splash-backs.

There is an adjacent dining area which leads through to a family room with views over the garden. Off the family room there is a boot and laundry room with WC.

First Floor

On the first floor there are three bedrooms and the family bathroom. All bedrooms could work as double rooms. The bathroom is modern with a shower over bath configuration.

Second Floor

The second floor forms the main bedroom suite, which is accessed via a traditional staircase with galleried ballustrade.

The room is a generous size with velux windows to the front and a juliet style balcony area with double doors looking out over the rear garden and woodland beyond.

There is a range of integrated wardrobes and a well fitted en-suite bathroom with steam shower.

Outside

The property is approached over a driveway which has space for parking multiple vehicles and an area of lawn as well as a side return for access to the garden and side kitchen door.

To the rear, the garden reaches back over 130ft/40 metres and begins with a large patio area that has a fantastic outdoors kitchen with bar area benefitting from power and lighting.

There is then a good sized lawn, leading on to vegetable garden, then behind that there is a timber garage/shed/workshop, with another patio/hardstanding area and a further section of garden behind.

The garden then backs on to an area of public woodland, with gated access from the property, leading to footpaths and a route to Winchfield Train Station.

Location

Weir Road 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).







































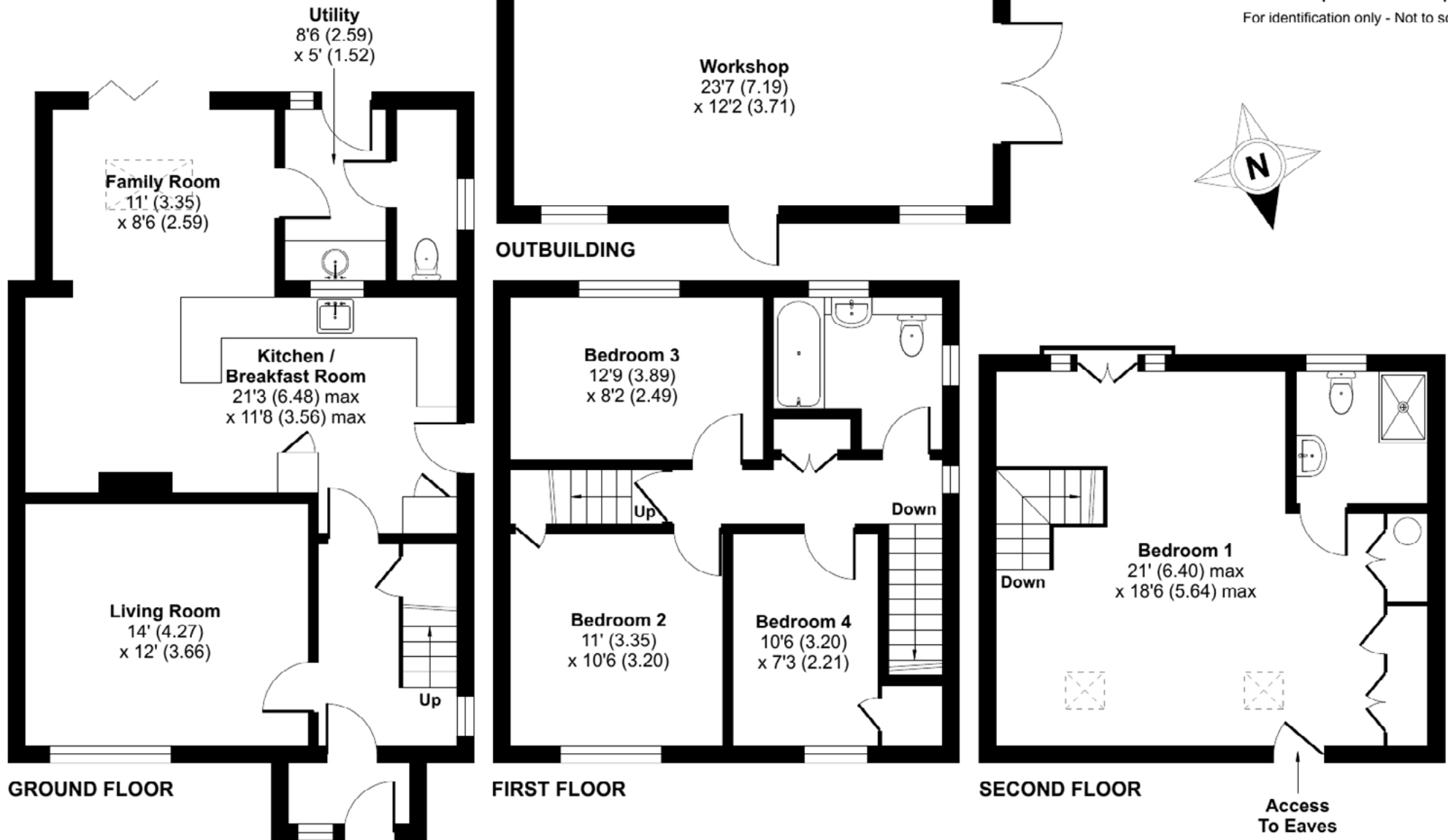
Weir Road, Hook, RG27

Approximate Area = 1551 sq ft / 144.1 sq m

Outbuilding = 288 sq ft / 26.7 sq m

Total = 1839 sq ft / 170.8 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). © nichecom 2024. Produced for McCarthy Holden. REF: 1110047

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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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 8ES 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: D](#)
[£2098.55 PA for 2023/24](#)

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