

8 Primrose Drive  
Hartley Wintney, Hampshire



## 8 Primrose Drive, Hartley Wintney, Hampshire, RG27 8TN

### The Property

An excellent opportunity to purchase an extended and refurbished four-bedroom detached family home situated a short walk of Hartley Wintney's High Street and Hazeley Heath.

The property has been extended to the rear to create a wonderful light open plan living space overlooking the rear garden.

### Ground Floor

Entering from the front door into a hallway with stairs to the first floor and doors through to refitted cloakroom, family room/study with shutters and double doors to magnificent refitted triple aspect kitchen/dining room with vaulted ceiling with electrically operated Velux windows and bi-fold door to rear garden and heated floor.

From this room there are double doors to the double aspect lounge which has French style doors to the garden and there is also a utility room with door to the side.

### First Floor

Upstairs there is a landing with doors to four bedrooms, refitted bathroom and en-suite shower room. All the bedrooms at the front of the property have shutters.

### Outside

To the front there is a driveway leading to a double garage with remote control sectional door and door to the side. There is access via gates on both sides. Across the rear of the property is a sandstone patio with path leading to the rear patio, the rest of the garden is laid to lawn with flowers, shrubs and hedging.

### Location

Primrose Drive is located about 320 yards (around a five minute walk) 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).

In accordance with section 21 of the 1979 estate agency act, we declare that one of the vendors of this property is an employee of McCarthy Holden.













































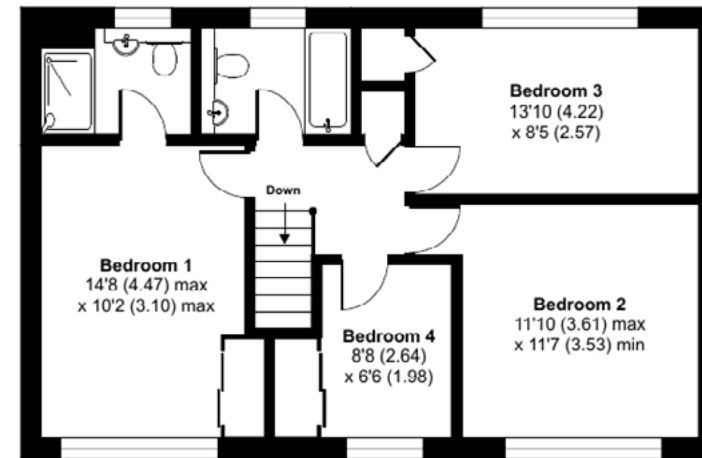
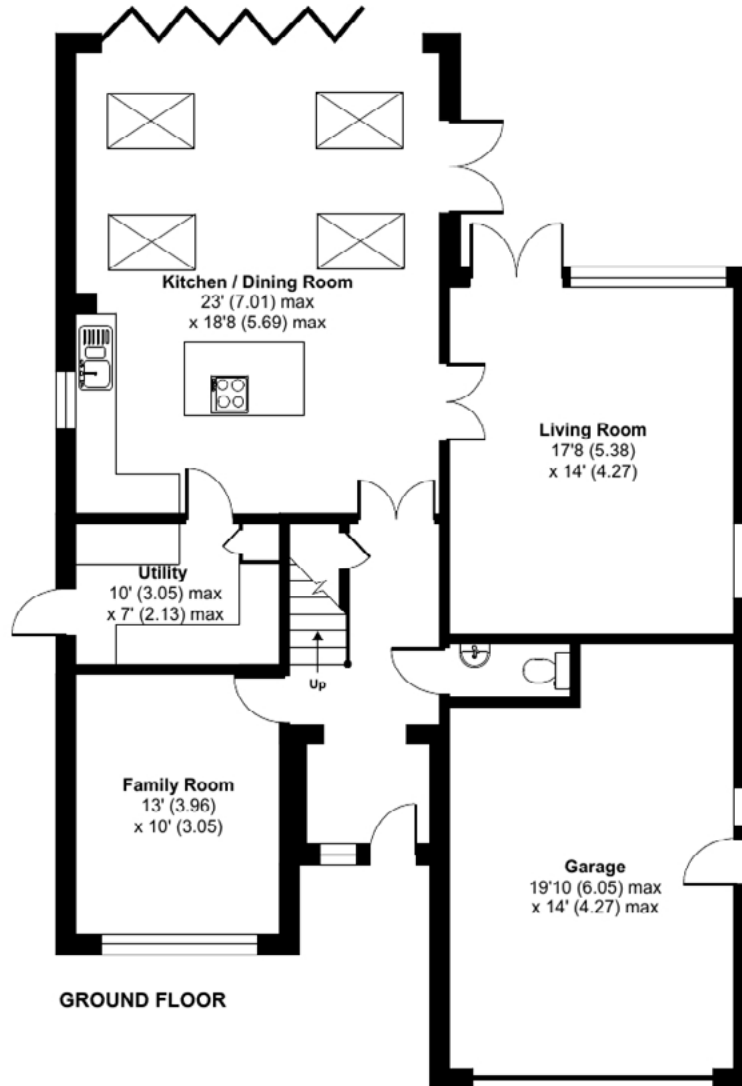
# Primrose Drive, Hartley Wintney, Hook, RG27

Approximate Area = 1705 sq ft / 158.4 sq m

Garage = 279 sq ft / 25.9 sq m

Total = 1984 sq ft / 184.3 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: 1113746



# 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 8TN 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](#)  
£3176.65 for 2024/25

EPC - C (71)

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