



20 Cricket Green, Hartley Wintney

McCarthy  
Holden

Guide Price £795,000



## 20 Cricket Green

Hartley Wintney,

A recently renovated and extended two bedroom, end of terrace cottage overlooking Hartley Wintney Cricket Green.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Fully Rennovated
- No Chain
- Near 100ft Rear Garden
- New Kitchen and Bathrooms
- New Windows & Doors
- Cricket Green Outlook





## The Property

A recently renovated and extended two bedroom, end of terrace cottage overlooking Hartley Wintney Cricket Green.

## Ground Floor

Entering via the new front door as part of the recently completed extension there is now a lobby area doubling up as a utility/boot room with a brand new downstairs shower room at the far end.

As you continue through, the main living room is to the right which has a newly fitted carpet, a gas fired log burner style fire fitted and benefits from views over the common and cricket green.

To the left of the inner hall is the main open plan living space, with dining room/kitchen and adjoining garden room combining to complete the ground floor accommodation.

The kitchen itself is also brand new with a range of integrated appliances, modern shaker style cabinetry, a mix of stone and wooden worktops as well as under worktop mounted sink with Quooker boiling water mixer tap.

From the back of the kitchen there is a beautiful "garden room with vaulted ceiling and exposed reclaimed timber beams with double doors out to the patio and garden beyond.

## First Floor

On the first floor there are two double bedrooms and one bathroom accessed through the second bedroom.

Bedroom one is a dual aspect room at the front of the property with views over the green and common opposite. There are two integrated

wardrobes as well as an attractive feature fireplace.

Bedroom two is rear aspect and benefits from the adjoining en-suite bathroom. The bathroom is also brand new and offers separate bath and shower cubicle as well as generous fitted storage.

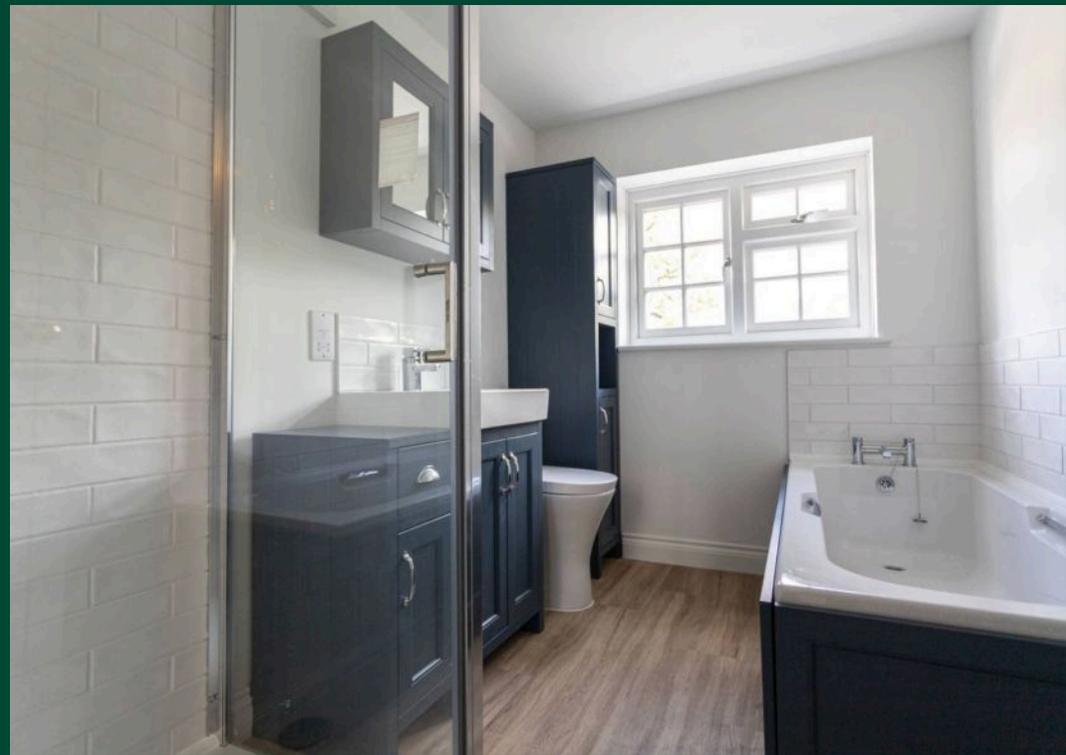
## Outside

The property benefits from a gravel driveway which comfortably accommodates one vehicle. There is also a raised patio terrace at the front of the house designed for taking in the view over the Cricket Green opposite.

To the rear the garden stretches back just under "100ft to a new composite decking area



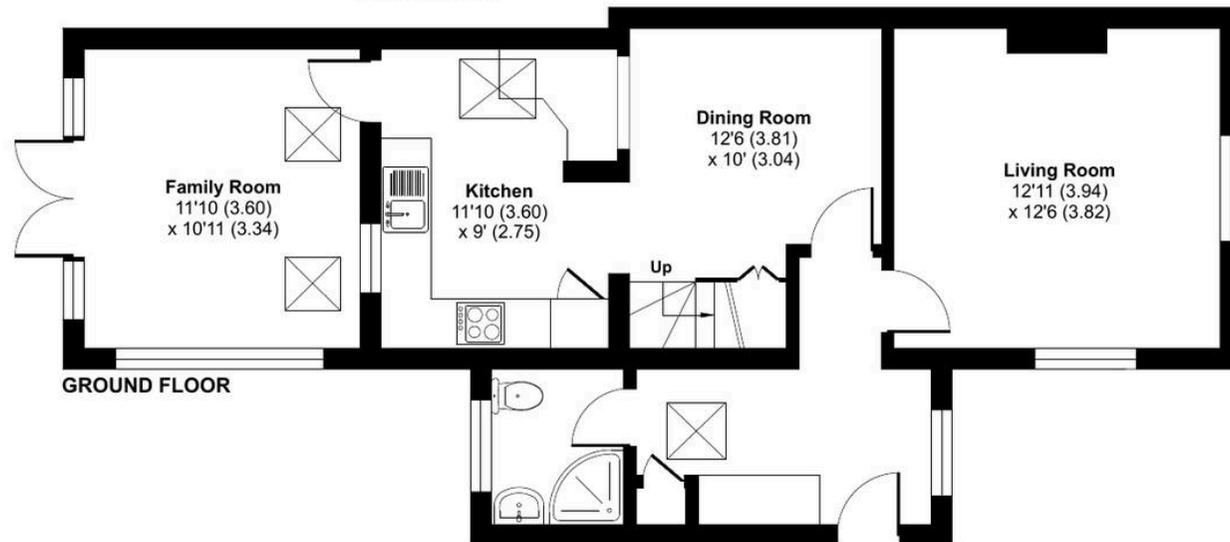
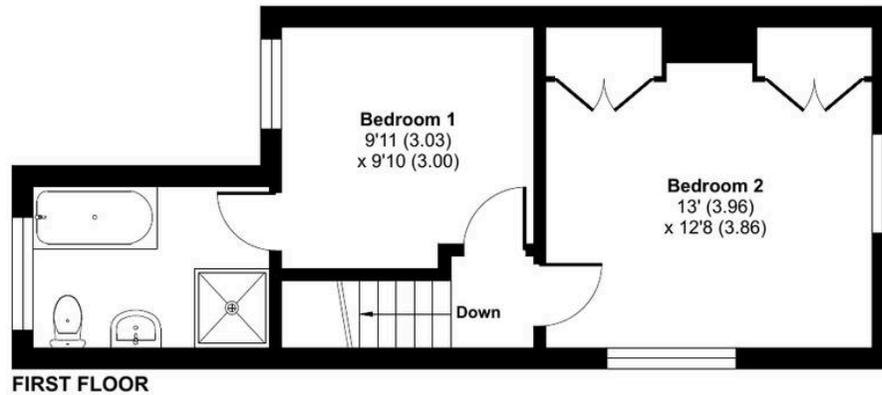




# Cricket Green, Hartley Wintney, Hook, RG27

Approximate Area = 1030 sq ft / 95.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for McCarthy Holden. REF: 1345964

## McCarthy Holden Hartley Wintney

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