



1 Bank House High Street, Hartley Wintney

McCarthy
Holden

Guide Price £549,950

An EARLY ACCESS PREVIEW of this special two bedroom apartment right in the heart of Hartley Wintney village centre. An opportunity for a prospective buyer to have input into the final finishes and specification of this refurbished two bedroom, first floor apartment. Guide Price set is for fully renovated apartment, allowing within reason, subject to mutual agreement, buyer input on finishes such as flooring, decor, kitchen, appliances.

Accommodation

From the front door there is a well proportioned open plan kitchen and living room space. The kitchen has undergone modernisation by the developer with new fixtures and appliances – there is an opportunity for a buyer to specify changes and further finishes here, as well as selecting flooring and decor. The space itself features vaulted ceiling with exposed timber beams, stepping down from the kitchen into the living room area where there is an exposed brick chimney breast and open fireplace. Off the kitchen is the hallway leading on to the bedrooms and bathrooms. Bedroom one is a generous double room with fitted oak wardrobes, vaulted ceiling and more exposed timbers. Bedroom two is a large single but could work as a double, and also benefits from storage and the same exposed timber beams. The bathroom has also been modernised with a new bath, shower cubicle, vanity sink and letterbox tile splashback.

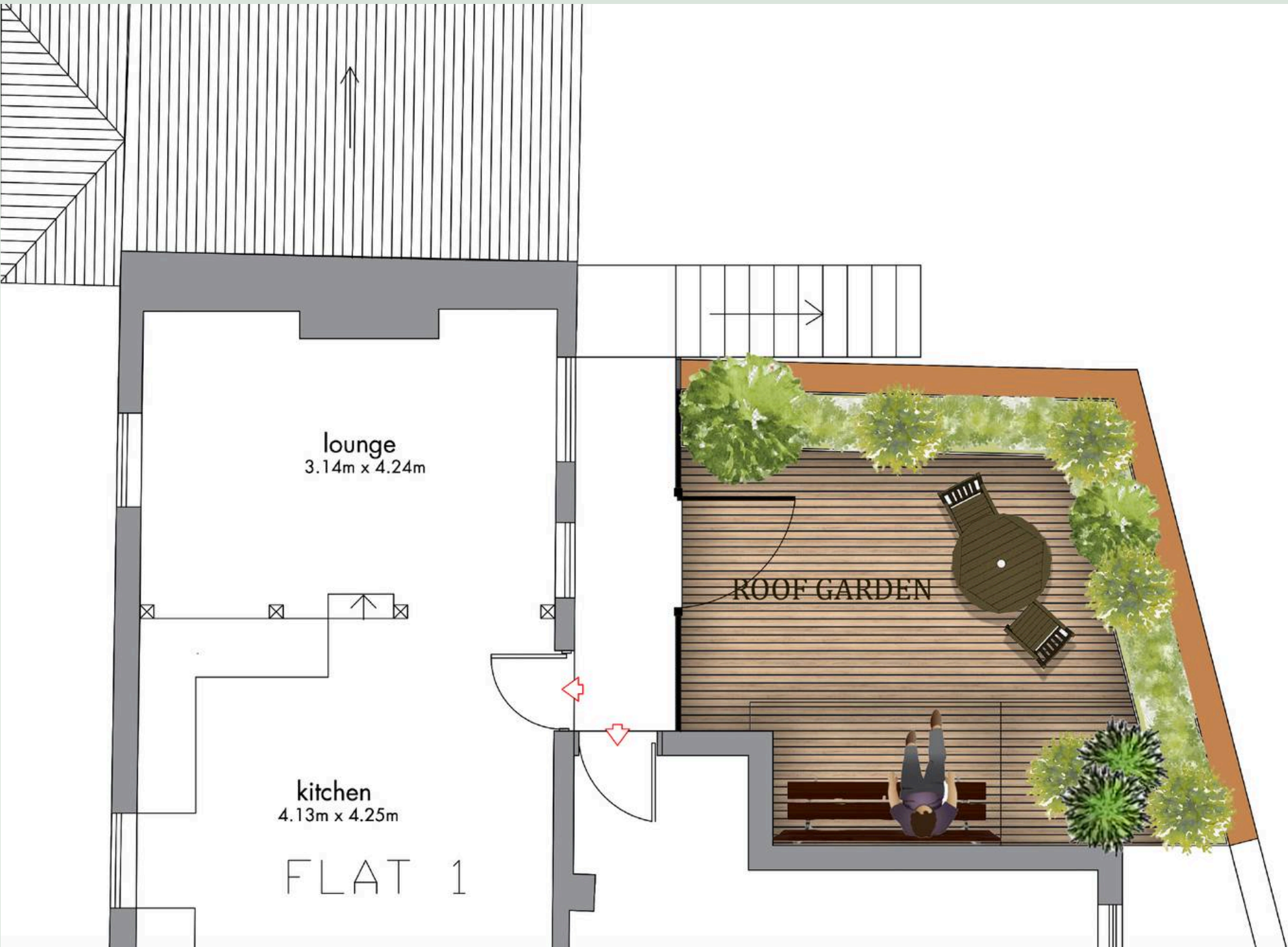
Location

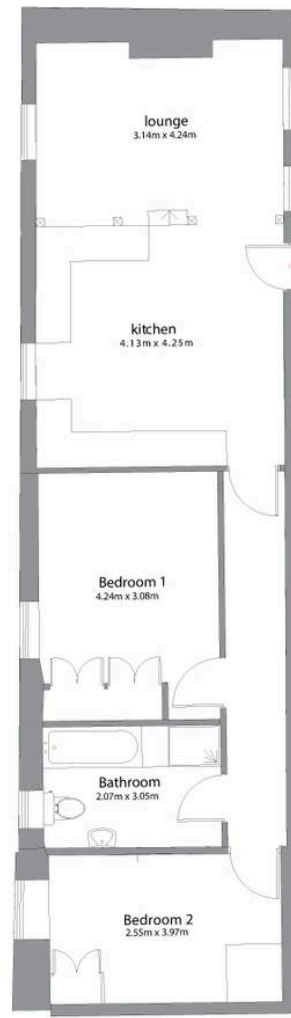
The village of Hartley Wintney is full of individual shops, a renowned cricket green, a golf club and a lovely village pond. The thriving town of Reading is about 13 miles away, Wokingham about 9 miles and Basingstoke 11 miles. For the commuter, the closest railway stations are Winchfield (1.5 miles) and Hook (4 miles), providing travel in approximately 50 minutes to London Waterloo. Motorway access is via the M3 at nearby Hook (j5), and the M4 at Reading (j11).

- Part Way Through Rennovation
- Chance For Buyer Input Into Specification
- Character Features
- Open Plan Living
- Central Village Location
- Private Garden Terrace









McCarthy Holden Hartley Wintney

McCarthy Holden, 61 High Street - RG27 8NY

01252 842100 • hw@mccarthyholden.co.uk • www.mccarthyholden.co.uk/

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.