



Phoenix Terrace, Hartley Wintney

Hook

McCarthy
Holden



Derwent Phoenix Terrace

Hartley Wintney, Hook

A delightful family home, positioned on the edge of the highly desirable village of Hartley Wintney. The property offers accommodation arranged over two floors and is offered with no onward chain.

Council Tax band: E

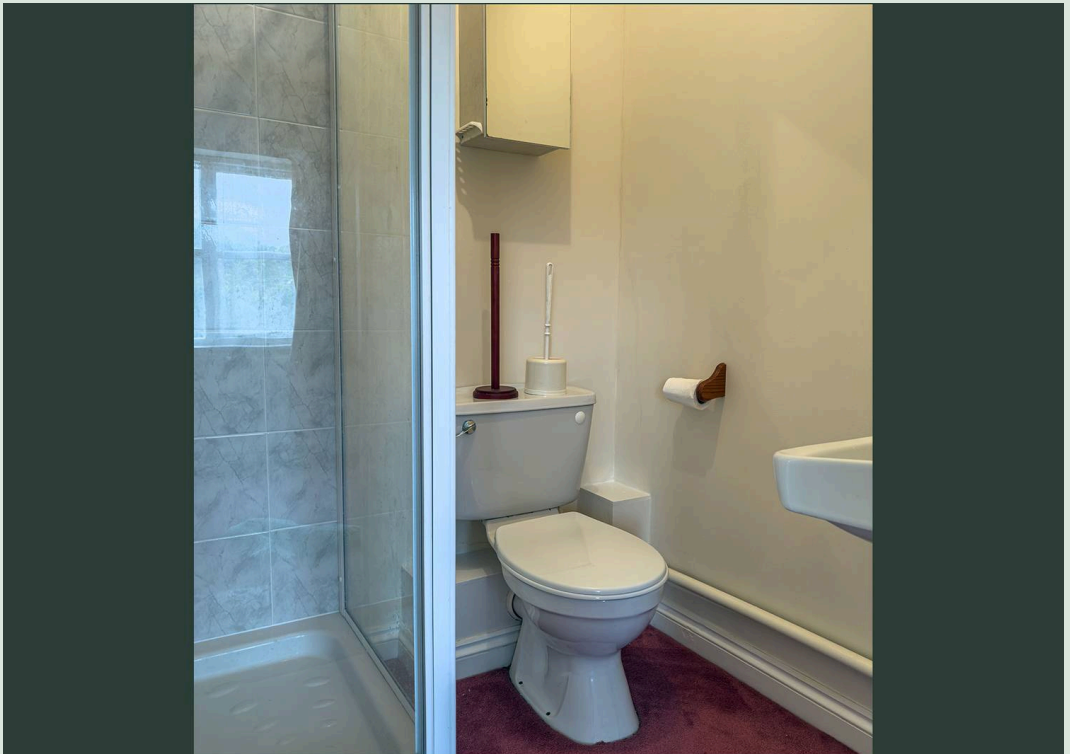
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No onward chain
- Driveway and Garage
- Sought after location





A delightful family home, positioned on the edge of the highly desirable village of Hartley Wintney. The property offers accommodation arranged over two floors and is offered with no onward chain.

Ground Floor

The entrance hall provides access to the main living areas, comprising, kitchen, w.c. and sitting room with French doors leading to the rear garden.

First Floor

The first floor offers three well-proportioned bedrooms and two bathrooms. The main bedroom benefits from an en suite shower room and fitted wardrobes, bedroom two also benefiting from fitted wardrobe and shelving. Finishing the first floor is the main bathroom.

Outside

To the front of the property is a spacious driveway providing ample off-street parking as well as the integral garage. The rear garden is laid mostly to lawn with a paved terrace adjoining the property. The rear garden can also be accessed via the garage.

Location

Phoenix Terrace 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).

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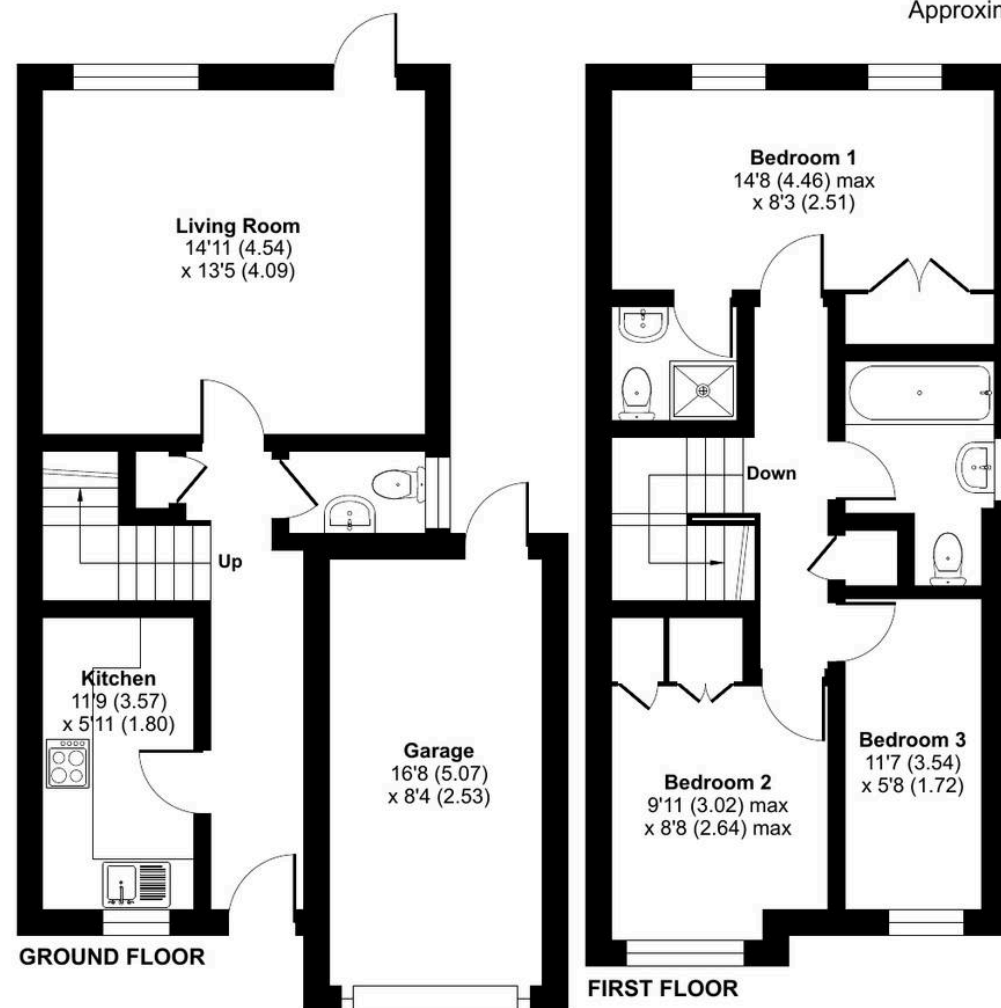
Phoenix Terrace, Hartley Wintney, Hook, RG2

Approximate Area = 880 sq ft / 81.7 sq m

Garage = 138 sq ft / 12.8 sq m

Total = 1018 sq ft / 94.5 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). © nichecom 2025. Produced for McCarthy Holden. REF: 1370822.

McCarthy Holden Hartley Wintney

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