



5 Hartford Terrace, Hartley Wintney

Hook

McCarthy
Holden

Guide Price £595,000



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Hartley Wintney, Hook

A well presented two bedroom end terraced cottage looking out over the Hartley Wintney cricket green at the heart of this charming Hampshire village. Offered to the market with no onward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- No Onward Chain
- Directly Onto Cricket Green
- Close to Local Shops and Amenities
- Driveway Parking
- Garage





The Property

A well presented two bedroom end terraced cottage looking out over the Hartley Wintney cricket green at the heart of this charming Hampshire village. Offered to the market with no onward chain.

Ground Floor

From the front door into generous reception room with dining area and lounge area with a wood burning stove. To the rear is the kitchen which has a range of cabinetry and integrated appliances. Finishing the ground level is the rear entrance hall and cloakroom.

First Floor

On the first floor there are two double bedrooms and a bathroom. Bedroom one is front aspect overlooking the cricket green . Bedroom two is at the rear with views over the rear garden. The contemporary bathroom benefits from a walk in shower.

Outside

At the front of the property there is a paved front garden/terrace looking out over the cricket green and common – ideal for taking in a summer cricket match! Side access leads to the rear garden where there is a paved terrace with a step up to the remainder of the garden which is laid mostly to lawn with mature plants and shrubs surrounding. The rear gate leads onto the private driveway and access to the garage block.

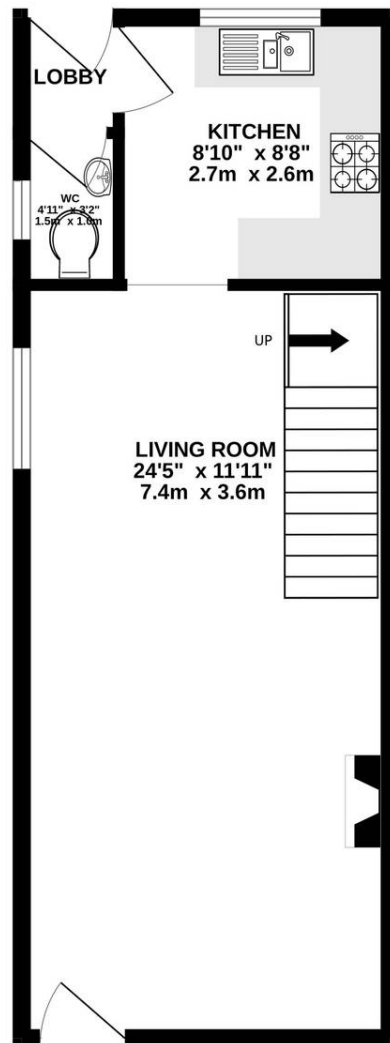
Location

Hartford Terrace is located alongside the Cricket Green, which is just a few minutes stroll to the village high street. 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).

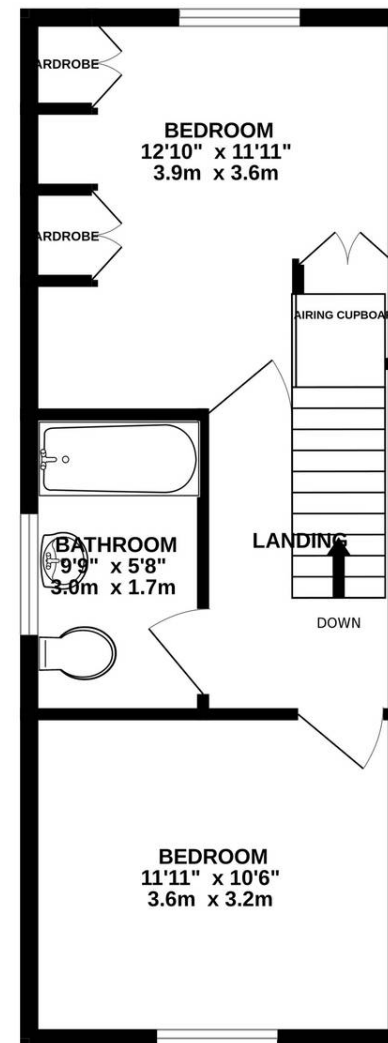
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GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.



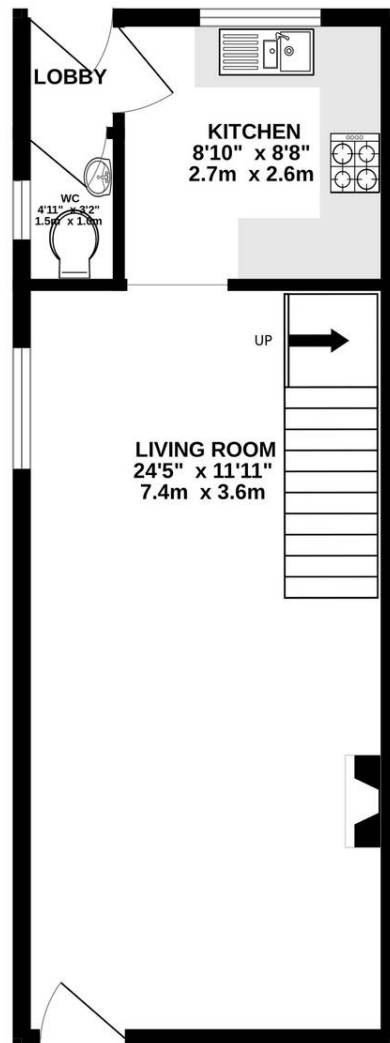
1ST FLOOR
395 sq.ft. (36.7 sq.m.) approx.



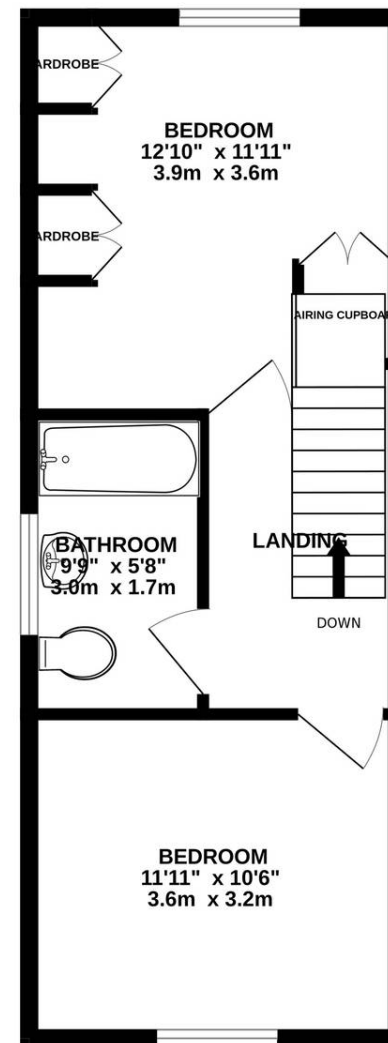
TOTAL FLOOR AREA : 786 sq.ft. (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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