



7 St. Savin, Hartley Wintney

Hook

McCarthy
Holden

Guide Price £925,000



7 St. Savin

Hartley Wintney, Hook

This impressive four-bedroom detached house offers a spacious and well-appointed family home, ideally situated within easy walking distance of the village centre. The property is presented in excellent order throughout, with contemporary finishes, neutral décor and plenty of natural light.

Council Tax band: E

Tenure: Freehold

- Sought after Location
- Double Garage
- Driveway
- Walking Distance to Village Centre





The Property

This impressive four-bedroom detached house offers a spacious and well-appointed family home, ideally situated within easy walking distance of the village centre. The property is presented in excellent order throughout, with contemporary finishes, neutral décor and plenty of natural light.

Ground Floor

Upon entering, the generous entrance hall provides a welcoming first impression, with quality flooring and access to the main reception rooms. The spacious living room offers an excellent area for both relaxing and entertaining, while the separate dining room provides a versatile space for family meals and formal occasions.

The modern kitchen is fitted with sleek cabinetry, ample work surfaces and integrated appliances, with a separate utility room providing additional practicality and storage. There is also a conservatory/garden room, offering excellent flexibility for home working, a playroom or further living space.

First Floor

The main bedroom is a generous size benefiting from fitted wardrobes and a stylish en suite shower room. The second bedroom also benefits from fitted wardrobes and an en suite shower room. The third bedroom is served by the main family bathroom.

Second Floor

On the second floor are two further bedrooms both served by the stylish bathroom.

Outside

The property is approached via a private driveway providing ample parking and leads to a double garage, offering excellent storage and secure parking. The house also benefits from a private garden, providing an ideal space for outdoor entertaining and family enjoyment.

Location

This property is ideally situated for those wishing to commute by train, being walking distance from the nearby Winchfield station on the main line to London Waterloo. The property is also a short walk across the oak common to Hartley Wintney High Street. Hartley Wintney offers a range of shops and restaurants and other facilities including a doctor's surgery, vets, post office, pharmacy and numerous coffee shops. For the commuter there is easy access to the M3 at Hook, and the M4 at Reading, and the already mentioned Winchfield Station which is approximately 50 minutes to London Waterloo.



St. Savin, Hartley Wintney, Hook, RG27

Approximate Area = 1810 sq ft / 168.1 sq m

Limited Use Area(s) = 194 sq ft / 18 sq m

Garage = 395 sq ft / 36.6 sq m

Outbuilding = 47 sq ft / 4.3 sq m

Total = 2446 sq ft / 227 sq m

For identification only - Not to scale

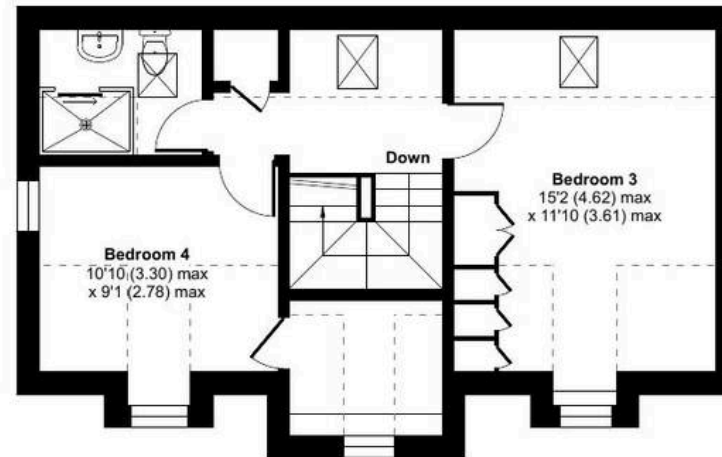
Denotes restricted
head height

Shed
8'2" (2.48)
x 5'9" (1.76)

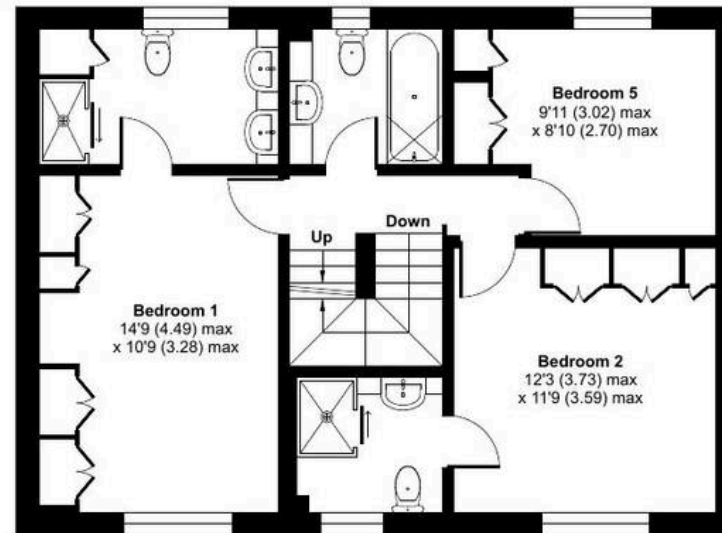
OUTBUILDING

Double Garage
20'1" (6.11)
x 19'8" (6.00)

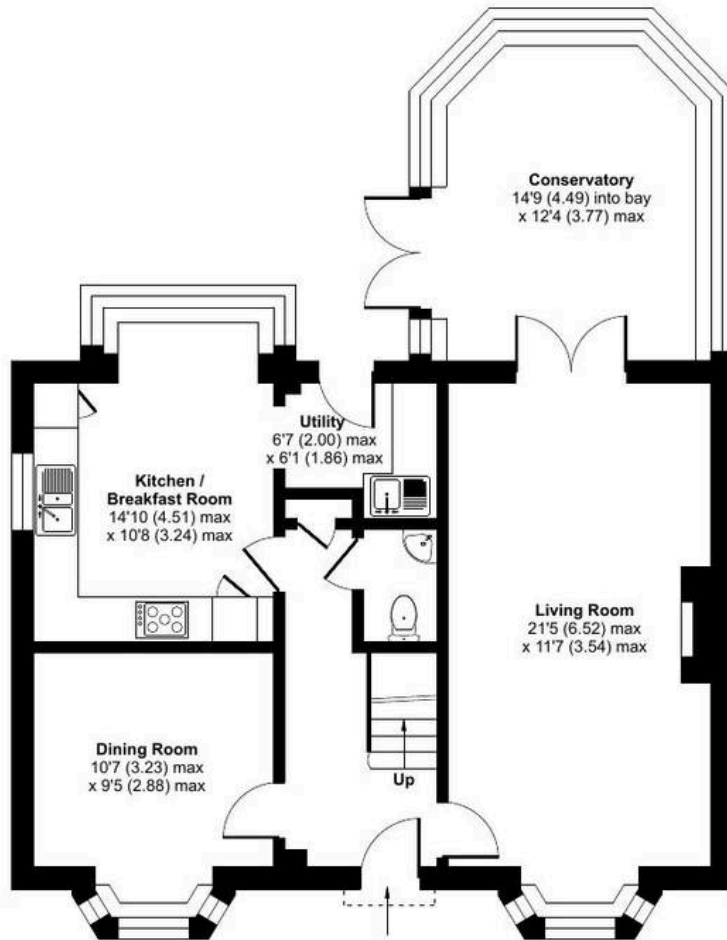
GARAGE



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for McCarthy Holden. REF: 1512551



McCarthy Holden Hartley Wintney

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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.