

7 Hunts Common,  
Hartley Wintney, Hampshire





# 7 Hunts Common, Hartley Wintney, Hampshire, RG27 8NT

## The Property

A rare opportunity to acquire a beautiful presented, three bedroom character home situated in one of Hartley Wintney's most sought after terraces within a few minutes of the High Street and also a short stroll of Hazeley Heath and Vaughan Millenium orchard.

The property is adjacent to the golf club and has been well maintained and improved by the current owners such as replacement double glazed windows, refitted kitchen and bathroom and yet still retaining its character features.

## Ground Floor

The front door leads through to an entrance lobby with further door leading to an attractive hallway with high ceilings, wooden flooring, character staircase to first floor and doors to the living room, dining room and kitchen.

The living also boasts high ceilings and attractive open fireplace and also has wooden flooring. The dining room has an attractive fireplace, high ceilings, wooden flooring and double doors leading to the patio.

The double aspect kitchen/breakfast room has been recently refitted with shaker style units with built in appliances. There is tiled flooring in the breakfast area and Amtico flooring in the kitchen area. At the back of the kitchen is a door which leads to the

garden and a shower room with shower, loo and basin with useful built in storage.

## First Floor

At the top of the stairs is a landing which has doors to all three double bedrooms and a refitted bathroom with shower above the bath with screen.

## Outside

The rear garden is of an excellent size with large patio directly to the rear with mature shrubs and borders and a large lawn area.

## Location

Hartley Wintney an historic village within the Hart District of Hampshire centred around the High Street, cricket green and duck ponds.

Hunts Common is located just off the High Street and close to the Cricket Green.

The village offers a good range of shops for day to-day needs with further boutique shopping and independent outlets. There is a good number of eateries and public houses both in the village and nearby.

Local schools of note include Oakwood Infants and Greenfields Junior School in Hartley Wintney and secondary schools include Robert Mays in Odiham. Local Private Schools include St Neots Preparatory

in Eversley and Lord Wandsworth College in Long Sutton among others.

The town of Fleet lies some 4 miles away catering more for day-to-day needs and has a mainline station offering a fast service to London Waterloo.

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).





















































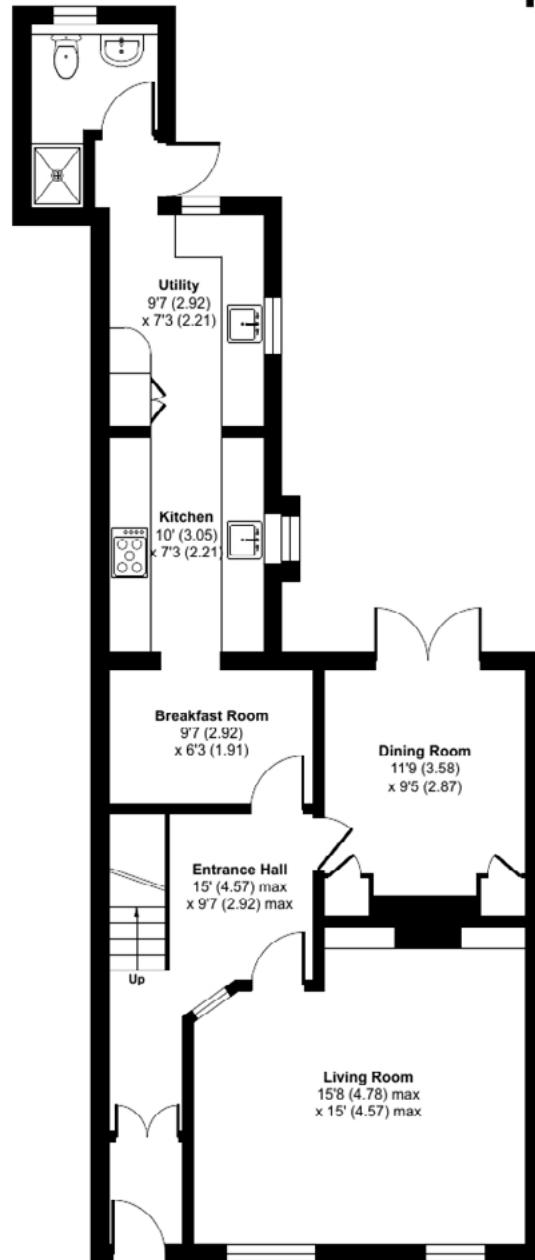




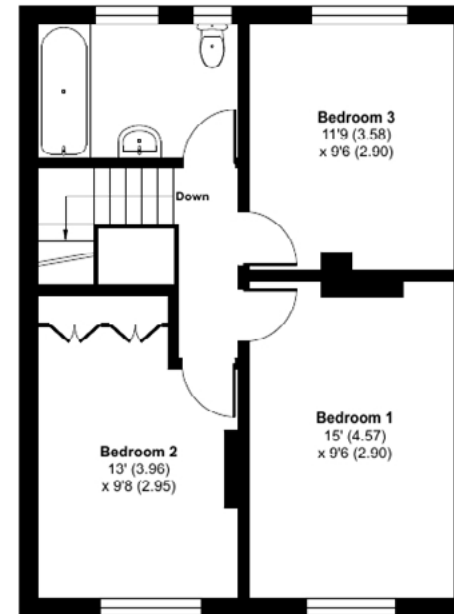
# Hunts Common, Hartley Wintney, Hook, RG27

Approximate Area = 1279 sq ft / 118.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for McCarthy Holden. REF: 1105203







# Places of interest

Nearby Hartley Wintney's high street's village amenities include a range of shops, cafe's and restaurants, not to mention the golf course and cricket green.

Nearby Winchfield Station is the nearest mainline train station, just 55 minutes to London Waterloo.

Nearby larger shopping experiences can be found in Basingstoke and Reading, with London less than 40 miles away also.



The Waggon & Horses Pub, Hartley Wintney



Hartley Wintney High Street



Hartley Wintney Golf Course



Hartley Wintney Cricket Green



Winchfield Train Station



## Consumer Protection Regulations

McCarthy Holden give notice that the particulars are produced in good faith and in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR).

They are set out as a general guide only and do not constitute any part of a contract or warranty whatsoever. Intending purchasers or tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of McCarthy Holden has any authority to make or give any representation or warranty whatever in relation to the property. A detailed survey has not been carried out nor have the services, heating systems, appliances or specific fittings been tested. Any photograph incorporated within these particulars shows only certain parts of the property and it must not be assumed that any contents or fixtures and fittings shown in the photographs are either included with the property or indeed remain in it. Room sizes shown and any floor plans should not be relied upon for carpets and furnishings. Land estimate is a guide and it has not been possible to quantify accurately.

If there is any point which is of particular importance to you we will be pleased to check the information for you and confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

Directions - Postcode RG27 8NT Please contact McCarthy Holden for detailed directions

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment and garden ornaments etc. are specifically excluded unless mentioned. The developer reserves the right to change the specification at any time during the build process without notice.

### Viewing

Telephone:  
McCarthy Holden: 01252 842100

### Services

Mains electricity, water and drainage.  
Mains gas fired central heating.

EPC - D (62)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: E](#)  
[£2564.89 for 2023/24](#)

McCarthy  
Holden 

[www.mccarthyholden.co.uk](http://www.mccarthyholden.co.uk)