

Monachus House, Hartley Wintney
Two Bedroom Ground Floor Apartment



Monachus House, Hartley Wintney, Hampshire, RG27

The Property- Introduction

A beautifully presented two-bedroom ground floor luxurious apartment located on Hartley Wintney High Street measuring approximately 1,256 Sq ft. The property is built to a high standard by Shanly Homes in 2015. There are two parking spaces and private garden with the property, and it is offered with no onward chain.

The Property

The living accommodation is well laid out offering an open plan style of living. The kitchen and breakfast room are set to one side which has double doors onto the private patio and garden.

The high specification kitchen has stone worktops and built in Siemens appliances of a fridge/freezer, oven, microwave, induction hob, washing machine and dishwasher. The kitchen also has beautiful sash windows creating a beautiful light room. The living is open plan to the dining room providing ample space for a large dining room table. The dining area has sash windows spanning from floor to ceiling and overlooking the garden. The living area is open plan and well-proportioned and has ample space for furniture. Within the entrance hall there is a storage cupboard and W/C.

The bedrooms are located away from the living space which creates a separate and quiet area. There is a central hallway with all the rooms leading off. The impressive principal bedroom has floor to ceiling sash windows allowing light to

flood in, double wardrobe, space for freestanding furniture and luxurious en-suite shower room. The second bedroom has space for a double bed, freestanding furniture and built-in double wardrobe. There is also a main bathroom which has an oversized shower and space for additional storage. The bathrooms have underfloor heating.

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The Property- Outside

To the outside there is private garden with a patio area directly from the kitchen doors. The boundary is fenced with a metal fence and mature hedging for privacy. There is also two parking spaces in the private parking area. The building is gated, with access via a video entry phone system which takes you into a courtyard area. Beyond this is private access to your front door. There is also outside power, lighting and a tap.

The Area

Located on the High Street in Hartley Wintney the property is conveniently located near a variety of shops, restaurants, boutique shops, dentists and doctors. The high street contains a variety of shops, family run butcher, florist, hairdressers, boutiques, Post Office, Tesco Express, pharmacy, public houses

and a mixture of restaurants. Local to Hartley Wintney you will find two supermarkets in Fleet and a further three in Camberley just along the A30 with both the Meadows Shopping Centre and Watchmoor Park.

Well suited to commuters, this property has easy access to Winchfield and Fleet train stations which have trains to Waterloo taking approx. 55 minutes. Local state and private schools for all age groups are close by as well the historic villages of Hartley Wintney, Dogmersfield and Odiham and their amenities. Dogmersfield is home to the popular Four Seasons Hotel. Fleet is the nearest town located 3 miles away which offers supermarkets and a high street with various shops, restaurants and coffee shops.

The village of Hartley Wintney has many historic features most notably the cricket club which was formed in 1770 and St Mary's Church was built around 1254. There are many commons, woods, duck pond and a golf course.

Agent Note:

There is a service charge of approximately £4,000 per annum

There is a ground rent of approximately £1,000 per annum

The lease has approximately 93 years remaining Under the estate agency agent 1979 we disclose that the vendor is an employee of the company.

























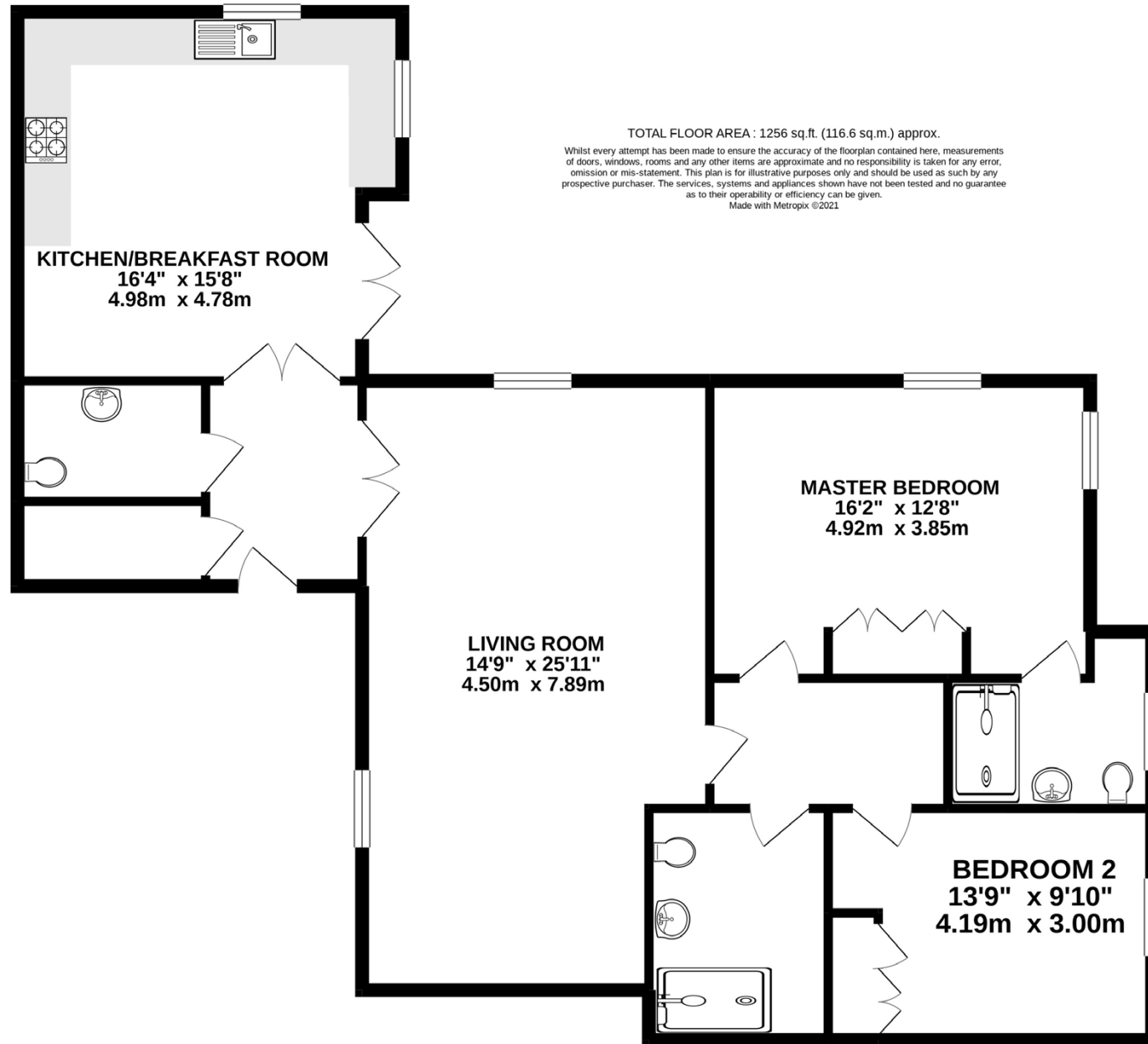






GROUND FLOOR

1256 sq.ft. (116.6 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.6 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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Places of interest

Located in an area renowned for its expanses of Hampshire countryside and providing excellent opportunities for walking, riding and cycling, the countryside around the property provides a wonderful environment for the enjoyment of country living whilst remaining well connected to major towns and cities.

There are lovely walks nearby at the Basingstoke Canal which provide wonderful opportunities to explore countryside steeped in history.



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Consumer Protection Regulations

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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 8FE. 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.

Viewing

Telephone sole agents
McCarthy Holden: 01252 842 100

Services

Mains Drainage, Gas Central Heating and Electricity
EPC - B (84)

Local Authority

[Hart District Council](#)



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