

Fourways  
Hartford Bridge, Hartley Wintney





# Fourways, Hartford Bridge, Hartley Wintney, Hampshire, RG27 8AF

## Property

A charming end of terrace property of character situated 0.7 mile (17-minute walk) from the bustling High Street of Hartley Wintney.

Fourways has been transformed and renovated by the current vendor to provide superb living accommodation and character features including open fireplaces and log burner.

The accommodation comprising 4 bedrooms, refitted bathroom, downstairs shower room, living room, dining room, magnificent kitchen/living space with a vaulted ceiling in the kitchen area and a utility room and boot room.

There is also off-street parking for numerous vehicles and a garage and a converted shipping container which can be used for several purposes e.g. home office, gym, storage.

## Ground Floor

Entering from the front door is an entrance hall with living room to the left with feature fireplace, window shutters and acoustic replacement windows.

To the right of the hallway is the dining room with replacement acoustic windows and window shutters.

Also off the hallway is the stairs to first floor and doors to re-fitted shower room and utility room.

At the rear of the property is the magnificent kitchen/living room with log burner, two sets of bi-fold doors, glass lantern, vaulted ceiling in the amazing kitchen area with built in oven, hob, extractor and dishwasher.

There is also a boot room to the rear of the kitchen.

## First Floor

Spacious landing leading to four bedrooms and refitted bathroom. The replacement windows to the front two bedrooms have acoustic glass and shutters.

## Outside

The gardens are of note with good size patio area immediately to the rear of the property with pathway leading to the rear, expanse of lawn area and mature shrubs and borders.

There is a summer house and a converted shipping container that would be ideal for several uses e.g. gym, office, etc.

There is off street parking for cars, boats, caravans etc and a garage.

## Location

Fourways is situated just 0.7 miles (17-minute walk) from Hartley Wintney 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. 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).







































































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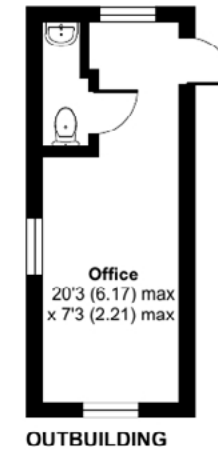
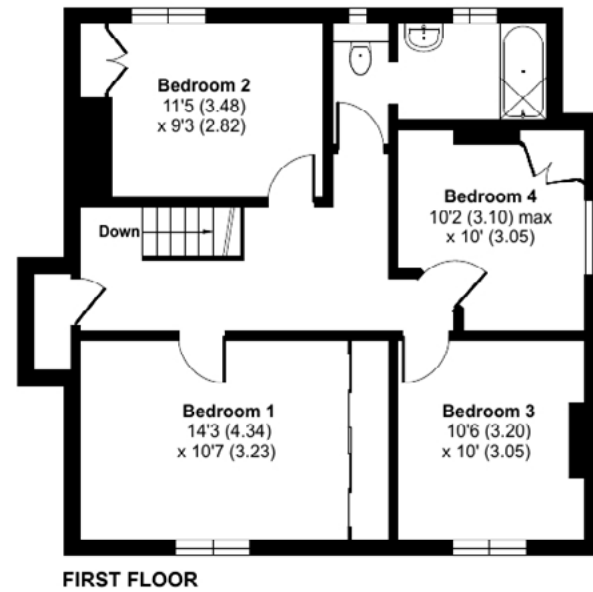
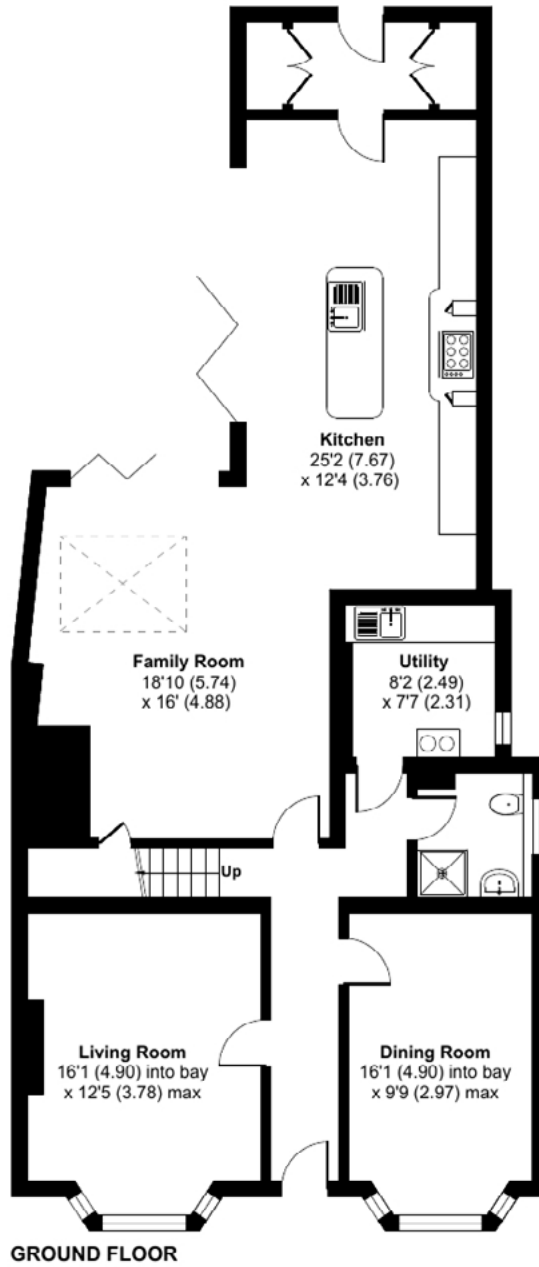
# Fourways, Hartford Bridge, Hook, RG27

Approximate Area = 2045 sq ft / 189.9 sq m

Outbuilding = 149 sq ft / 13.8 sq m

Total = 2194 sq ft / 203.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for McCarthy Holden. REF: 1134697



# 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 8AF 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 (65)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: F](#)  
[£3176.65 PA for 2024/25](#)

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