

4 Lake View
Hartley Wintney, Hampshire



4 Lake View, Park Corner Road, Hartley Wintney, Hampshire, RG27 8PU

The Property

A charming, detached period property of character situated in on of Hartley Wintney's most sought after roads adjacent to the golf course and a stone's throw of the High Street, Causeway duck pond and cricket pitch.

The property has been refurbished by the current vendor and offers a refitted bathroom and kitchen and log burner and off-street parking.

Ground Floor

From the front door you walk into the Living room with a lovely log burner and stairs to first floor, door through to kitchen/dining room which has been refitted with appliances including hob, oven, extractor, integrated dishwasher and fridge. There is also built in washing machine, freezer and tumble dryer. There are French doors out to a courtyard garden.

There is a refitted bathroom with bath with shower over and screen, vanity unit and w.c. the floor and walls are tiled.

First Floor

Landing area leading to 2 double bedrooms with a view from the main bedroom over the golf course.

Outside

Courtyard garden to the rear off the kitchen/diner. Driveway parking for 2 cars and permit parking.

Location

The property is a few hundred yards from the village High Street. Hartley Wintney is an historic village within the Hart District of Hampshire centred around the High Street, cricket green and duck ponds.

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).

















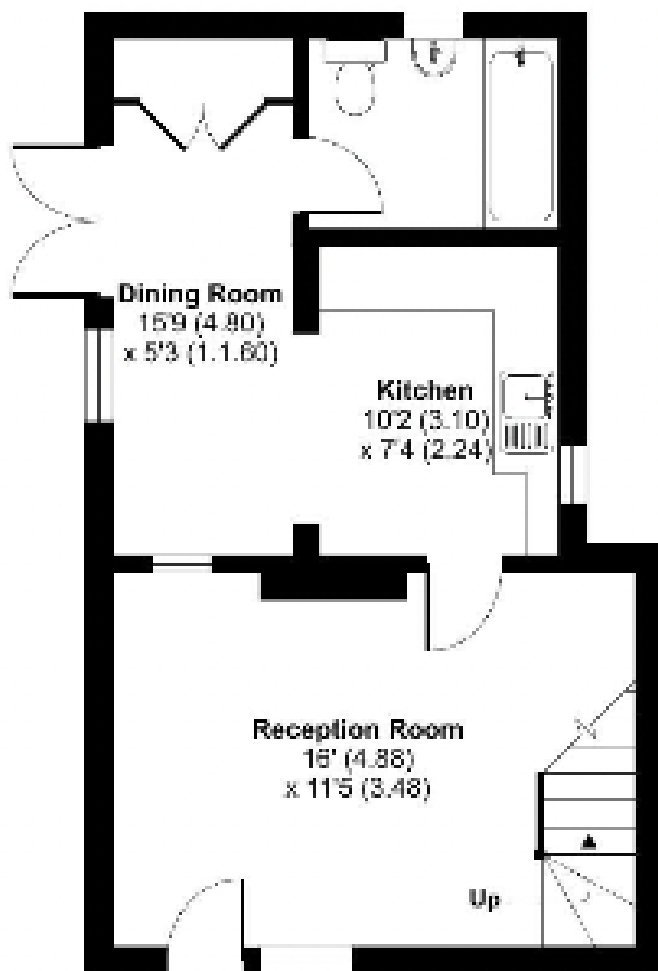




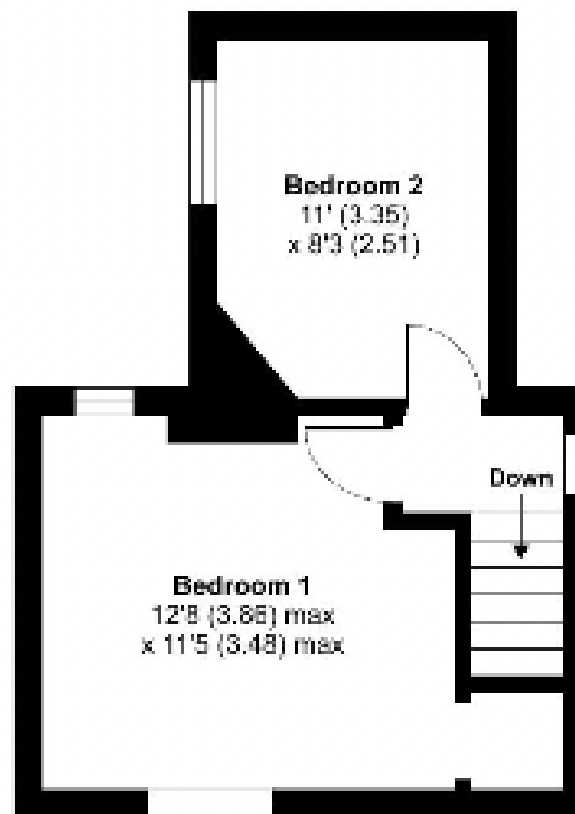
Park Corner Road, Hartley Wintney, Hook, RG27

Approximate Area = 727 sq ft / 67.5 sq m

For Identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

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 8PU 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.

Local Authority

[Hart District Council](#)
[Council Tax Band: D](#)

EPC - D (61)

McCarthy
Holden 

www.mccarthyholden.co.uk