

14 Paddock Court  
Hartley Wintney, Hampshire



# 14 Paddock Court, Hartley Wintney, Hampshire, RG27 8LL

## The Property

A well-presented three-bedroom semi-detached family home, in a quiet cul-de-sac location which is close to both local schools and to the Hartley Wintney commons. The property is on a generous size plot and offers fantastic scope for extension (subject to planning permission).

## Ground Floor

Entering via the front door to the entrance hallway there is a cloakroom with w.c. and basin and off the hallway are stairs to first floor and storage cupboard.

Onwards straight ahead is the kitchen/dining room which has modern base and wall mounted cabinetry with built in hob, oven and extractor fan. There is a side door and patio doors to the garden. The living room is front aspect with doors to the kitchen/dining room and door to hallway

## First Floor

To the first floor are two double bedrooms, one single room and a bathroom. Bedroom one is front aspect and has an integrated wardrobe. Bedroom Two is slightly smaller and to the rear. Bedroom three is a single room. All bedrooms benefit from fitted wardrobes.

There is the bathroom at the back of the house, and there is a loft with fitted ladder, light and power.

## Outside

At the front of the property there is a driveway with parking for several cars and an area of lawn. There is an attached single garage with door to the rear.

To the rear the south facing garden has rear access to the garage. The garden itself is mainly laid to lawn, with mature shrub and plant borders and is of a decent size and private.

## Location

Paddock Court is located just under 0.7 miles from the village centre of Hartley Wintney.

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.

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).

Nearby Winchfield train station offers trains to London Waterloo in under 1 hour.

## Agents Note

There is super-fast broadband available in Paddock Court.



























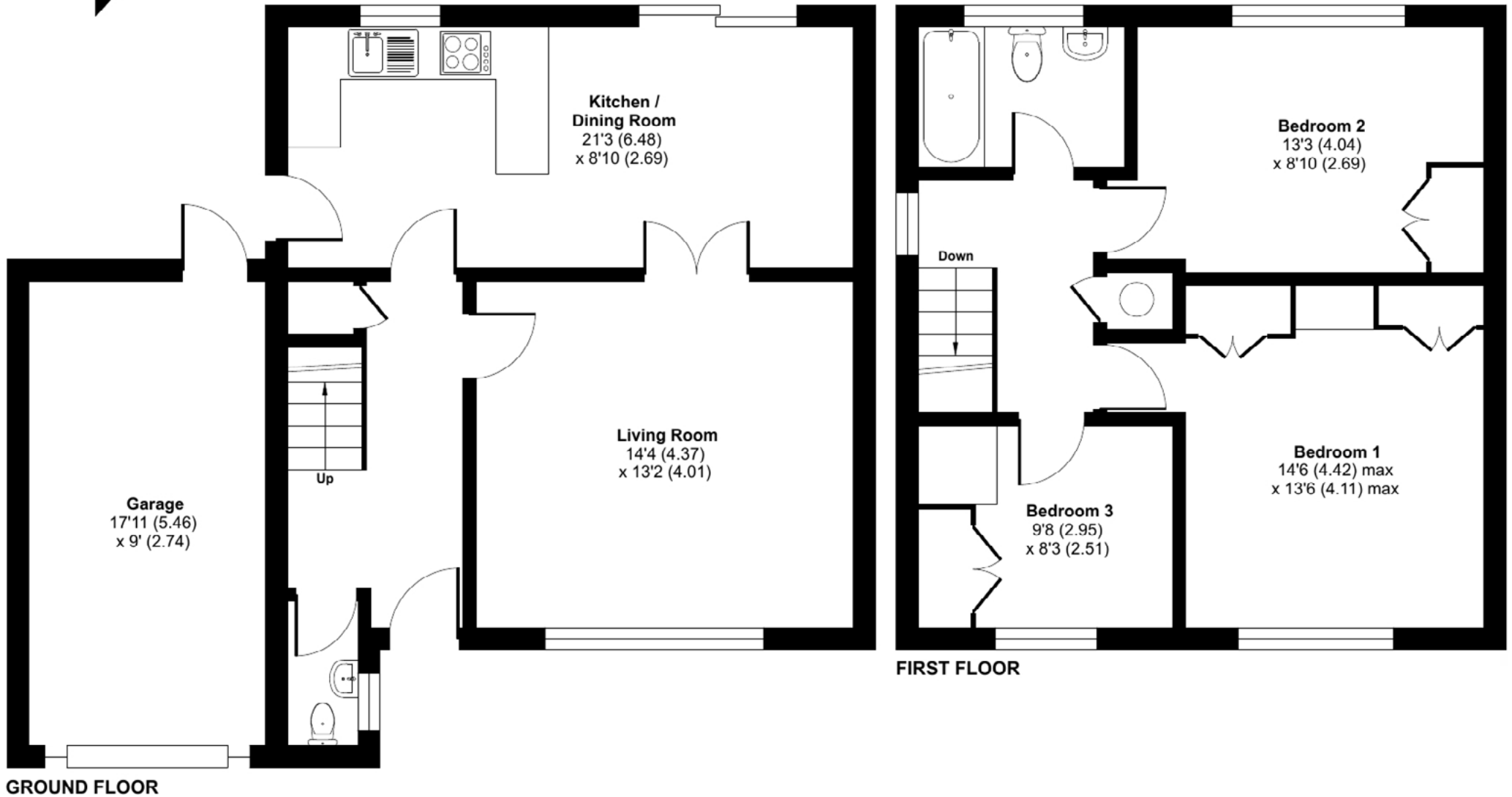
# Paddock Court, Hartley Wintney, Hook, RG27

Approximate Area = 994 sq ft / 92.3 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1153 sq ft / 107 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 2024. Produced for McCarthy Holden. REF: 1154315

# 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 8LL

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 - C (73)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: D](#)  
[£2199.22 for 2024/25](#)

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