

12 Damson Drive  
St Marys Park, Hartley Wintney



# 12 Damson Drive, St Marys Park, Hartley Wintney, Hampshire, RG27 8WR

## The Property

A well presented and updated example of the “Elliot Special” design built in 2014 by Barrett David Wilson. This 3 bedroom end terrace house benefits from generous living space on the ground floor, a larger plot than most, a new driveway frontage, as well as allocated parking and a garage to the rear.

## Ground Floor

Entering from the front door, there is an inner hallway which has a WC and leads on to the living room.

The living room is a good sized, front aspect room with feature fireplace. The stairs to the first floor are also located here.

Beyond is the dining area, which in turn leads on to the garden/family room and the kitchen to the side.

The dining area and garden room are separated by double glazed sliding doors. The garden room leads out to the patio and garden beyond via double doors.

The kitchen can be accessed from either room and benefits from tiled floor, modern cabinetry, integrated appliances and a dual aspect.

## First Floor

Upstairs, there are two double bedrooms - one en-suite, one single bedroom and a bathroom.

The main bedroom is front aspect and has an en-suite shower room.

Bedroom two is another double room, which is rear aspect.

Bedroom three is a front aspect single room.

The family bathroom has a shower over bath configuration and is at the rear of the property.

## Outside

The current owners have improved the frontage by adding in a drop kerb and new block paved driveway to increase the available parking and improve convenience. The house still retains its parking space and garage to the rear of the property also.

The rear garden is a generous size as this property was one of the original show homes for the development when new. The garden is a mix of patio and lawn with mature tree and shrub planting.

## Location

Damson Drive is located just over 1 mile 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.

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).















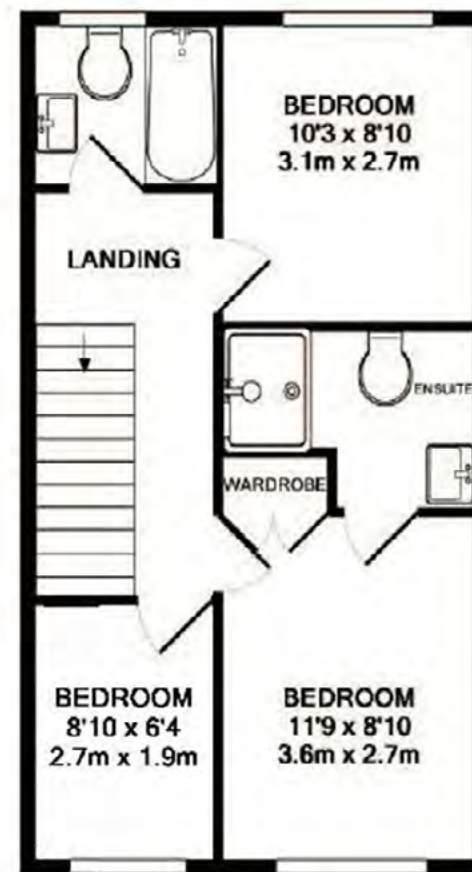
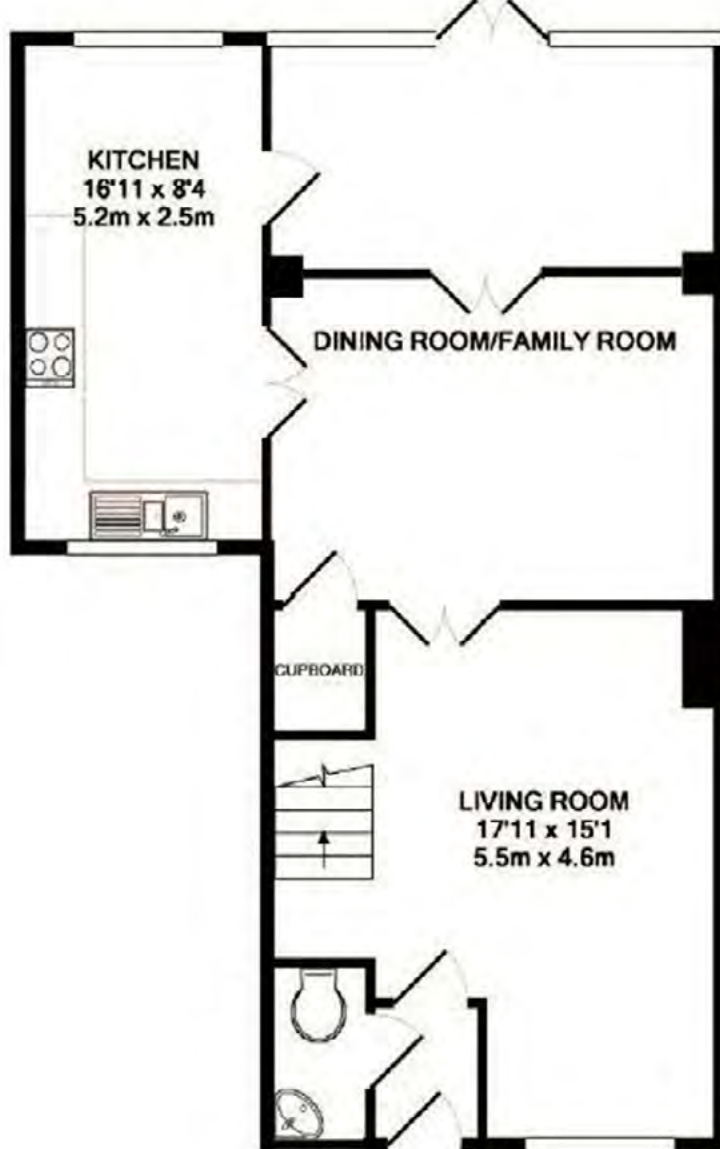












1ST FLOOR  
APPROX. FLOOR  
AREA 426 SQ.FT.  
(39.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 703 SQ.FT.  
(65.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Outlook over the open green space to the front of the property



# 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

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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.

### Services & Material Information

Water – Mains  
Gas – Mains  
Electric – Mains  
Sewage – Mains  
Heating – Gas

Materials used in construction - Brick, Timber, Tiled roofs  
How does broadband enter the property - FTTP (fibre to the premises  
EPC - C (78)

Broadband Checker - <https://www.openreach.com/fibre-broadband>

Mobile Signal - Unknown, depends on carrier

To check broadband and mobile availability please visit: <https://checker.ofcom.org.uk/>

Accessibility Accommodations - None

Directions - Postcode RG27 8WR. Please contact McCarthy Holden for detailed directions as this property is in a rural location.

Fixtures and fittings: All items of fixtures and fittings, including but not exclusively carpets, curtains/blinds, light fittings, kitchen equipment generally and garden ornaments etc. are specifically excluded unless mentioned.

Viewing  
Telephone sole agents  
McCarthy Holden: 01252 842100

Local Authority  
Tax band is E  
Hart Council

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