

46 Mitchell Avenue  
Hartley Wintney, Hampshire



# 46 Mitchell Avenue, Hartley Wintney, Hampshire, RG27 8HF

## The Property

A well-presented three bedroom terraced home situated in the popular village of Hartley Wintney located just 0.7 miles from the Village High Street.

## Ground Floor

From the front door into the hallway, to the left is the front aspect living room. The stairs to the first floor are on the right.

Further on the left is the kitchen, which benefits from a range of base and wall mounted cabinets, integrated oven and hob. There is space for a dining table and a window with garden view.

Opposite the kitchen is a large storage cupboard and adjacent is the ground floor WC.

To the rear of the property is a lovely garden room, which has space for a sofa and TV as well as serving as a utility space. From here there is a door out to the garden.

## First Floor

Upstairs there are three bedrooms and a modern family bathroom.

Bedroom one is rear aspect with integrated wardrobes and a dressing table area.

Bedroom two is a good sized double room also

with integrated wardrobe.

Bedroom three is to the front and is a double guest bedroom.

The bathroom offers a shower over bath configuration and is fully tiled.

## Outside

The property benefits from a good-sized frontage with fenced in front garden, laid to lawn with trees and shrubs planted. Before the lawn there is a driveway with parking for two vehicles. To the rear there are two patio areas and an area of artificial grass with a garden summer house split up as storage and mini-gym at present.

## Location

The property is located just under 1 mile from the village centre and an even shorter walk to local schools.

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).





















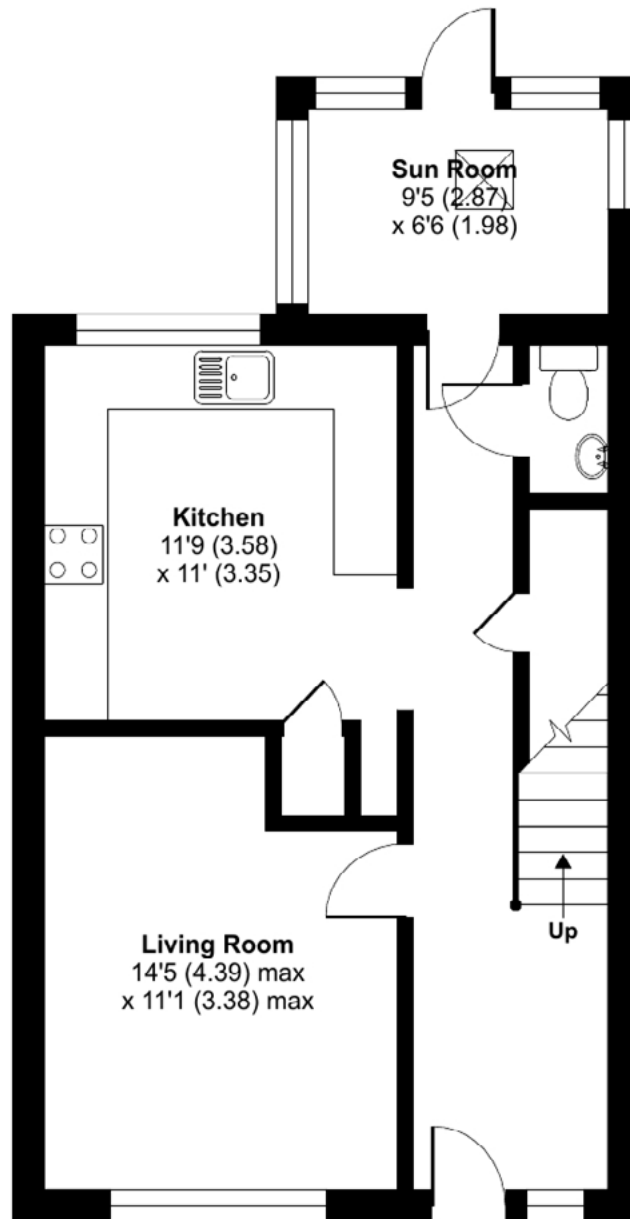




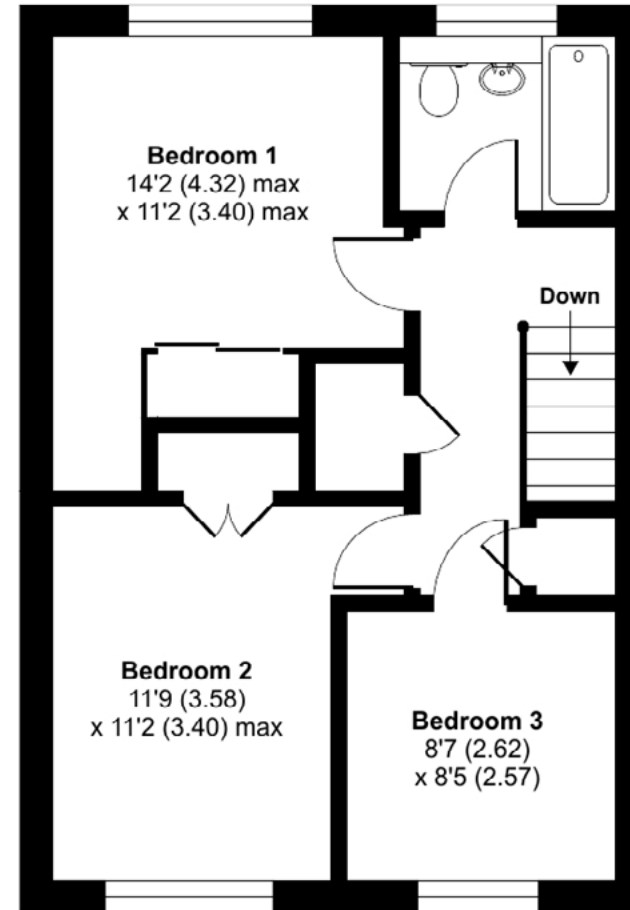
# Mitchell Avenue, Hartley Wintney, Hook, RG27

Approximate Area = 1021 sq ft / 94.9 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022. Produced for McCarthy Holden. REF: 815723

# 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 8HF 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 (79)

### Local Authority

[Hart District Council](#)  
[Council Tax Band: C](#)  
[£1954.87 PA for 2024/25](#)

McCarthy  
Holden 

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