

11 Filbert Grove  
St Marys Park, Hartley Wintney



# 11 Filbert Grove, Hartley Wintney, Hampshire, RG27 8ZQ

## The Property

A superbly presented four double bedroom family home situated in a cul-de-sac location at the top of the ever popular St Marys Park Development, ideal for local schools and proximity to Hartley Wintney village centre.

## Ground Floor

The ground floor has been upgraded to benefit from under-floor heating throughout.

From the front door there is a welcoming hallway with storage cupboard and WC. To the left is the study or play room. To the right is the generous living room with bay window. The living room leads on with a door through to the rear aspect dining room.

The dining room is open plan to the kitchen/ breakfast room.

The kitchen benefits from a range of integrated appliances, floor and wall mounted cabinetry and a breakfast bar, with stone counter-tops. There is also an added area added with small drinks fridge and worktop space for a coffee machine or other appliances. There is also a set of French doors leading out to the garden and patio beyond.

There is an adjoining utility room off the kitchen which in turn leads to an internal garage door through to the attached single garage.

## First Floor

Upstairs there are four double bedrooms and two bathrooms.

Bedroom one is front aspect with fitted wardrobes and a recently updated en-suite shower room.

The family bathroom is at the centre of the landing and offers a shower over bath configuration.

## Outside

The house is located in a quiet cul-de-sac at the top end of the development and benefits from driveway parking for two vehicles, EV car charging and space for guests. There is an attached single garage and an attractive front garden with lawn, hedging and shrubs. There is also side access to the rear garden.

The rear garden is a good size with three areas of patio, and a good sized lawn with mature planting throughout.

## Location

Filbert Grove is located just over 1 mile from the village centre of Hartley Wintney. Within the development there is a lit footpath which exits at the Odiham Road and serves as a walking route to Winchfield train station - a mainline service to London Waterloo.

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).





TIME TO  
DRINK  
CHAMPAGNE  
AND DANCE  
ON THE  
TABLE



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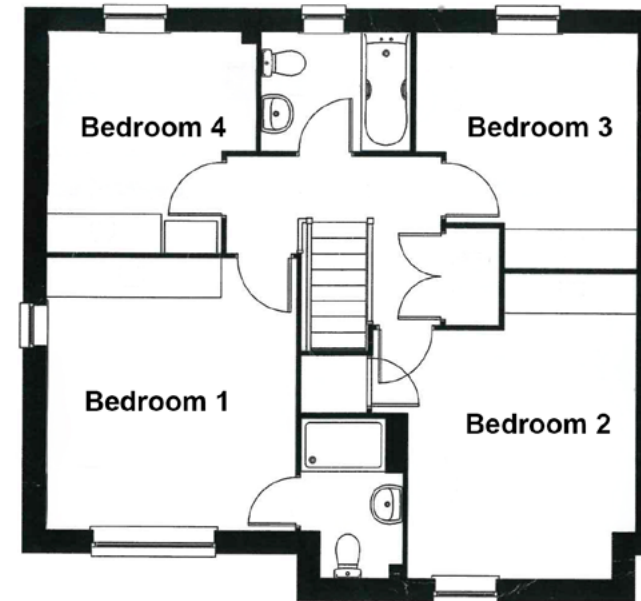
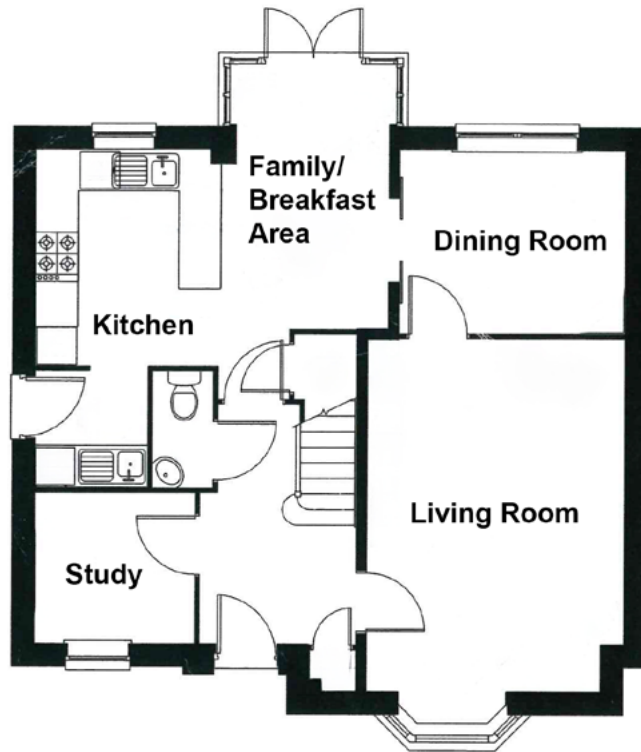












Kitchen	3111 x 2640mm	[10'2" x 8'8"]	Bedroom 1	3861 x 3574mm	[12'8" x 11'9"]
Family/Breakfast Area	3803 x 2412mm	[12'6" x 7'11"]	En-Suite	2279 x 1464mm	[7'6" x 4'10"]
Dining Room	3250 x 2640mm	[10'8" x 8'8"]	Bedroom 2	4338 x 3252mm	[14'3" x 10'8"]
Lounge	5535 x 3700mm	[18'2" x 12'2"]	Bedroom 3	3352 x 3164mm	[11'0" x 10'5"]
Study	2276 x 2161mm	[7'6" x 7'1"]	Bedroom 4	3154 x 2976mm	[10'4" x 9'9"]
Utility	1656 x 1595mm	[5'5" x 5'3"]	Bathroom	2137 x 1700mm	[7'0" x 5'7"]
WC	1656 x 850mm	[5'5" x 2'9"]			



# 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 8ZQ 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 (80)

### Local Authority

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

McCarthy  
Holden 

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