



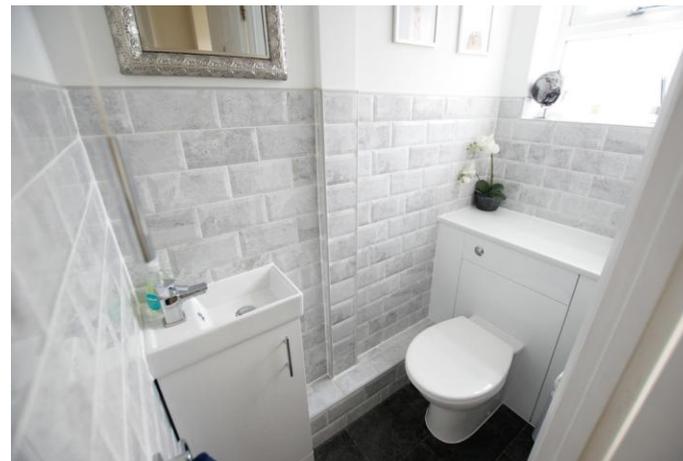


### Key Features:

- Well situated, semi-detached family home
- Walking distance of the rural village centre and heathland
- Near to reputable schools, Oakwood and Greenfield
- Garage parking and excellent commuting
- Modern, well equipped kitchen with gloss units
- Generous living/dining room with French doors to the garden
- Modern bathroom and refitted downstairs cloakroom
- Recently replaced double glazing
- Recently installed gas central heating
- Three good sized bedrooms

### The Property

This semi-detached family home presents contemporary living spaces to both floors. A modern kitchen offers gloss units, whilst well equipped with appliances. Generous, sociable reception space features with a rear aspect living/dining room, including French doors to the garden patio. On arrival, an entrance hall leads into the home, offering doors to the ground floor rooms, which include a notably refitted cloakroom with a sleek-lined white suite, finished with subway-style splashback tiling. Upstairs, three good sized bedrooms present a great sized master with versatility for furnishings; a second double bedroom and a large single. The bedrooms are further served by a family bathroom comprising a modern white suite, including a P-shaped bath. The property further features recently replaced double glazing and a recently installed gas central heating system.



### The Grounds

A garage in a block provides parking near to the home, whilst to the rear, a mainly lawned garden offers a degree of privacy, along with a patio area.

### Location

This property offers a quiet village setting just a short walk from the rural village centre, offering a well-preserved landscape with independent retailers, public houses, a cricket club, golf club, a theatre, three ponds and woodland. Reputable local schools, Oakwood and Greenfield, are also within easy walking distance from the home, as is heathland, ideal for leisurely family strolls. There are annual community events within the village, as well as excellent commuter links to Hook, Fleet and the M3, via the A30. Winchfield station serves regular rail connections to London Waterloo, Farnborough, Clapham Junction, Basingstoke and Woking.

### Agent's Comment

"This is a really welcoming family home, situated within a quiet corner of Hartley Wintney, offering a friendly and welcoming community, as well as easily accessible to all of the village's amenities."

### Recent Trustpilot Review

"We were very impressed with the service we received from Mackenzie Smith, the staff were very friendly and always happy to assist. We have no hesitation in recommending them, they were a pleasure to deal with."

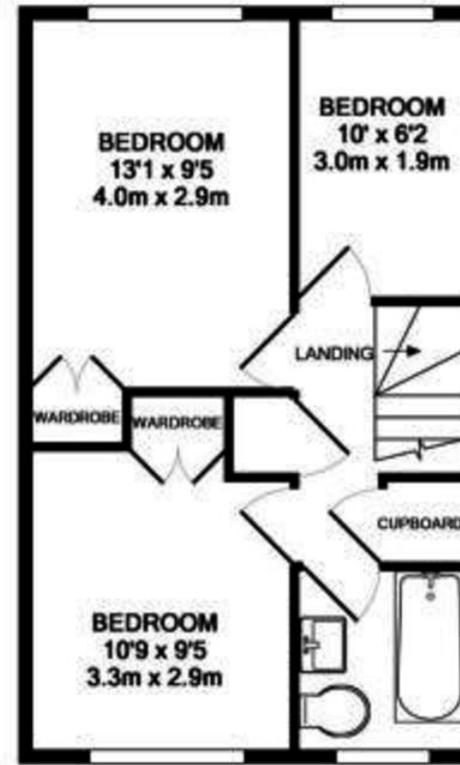
### Energy Efficiency Rating

To be confirmed.





GROUND FLOOR  
APPROX. FLOOR  
AREA 406 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 401 SQ.FT.  
(37.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 807 SQ.FT. (75.0 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 as to their operability or efficiency can be given.  
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