





Key Features:

- Well-positioned in St Mary's Park, overlooking a green
- Easy access to the village centre, M3 and a mainline station
- Modern, semi-detached three bedroom home
- Stylishly presentation with quality finishes
- Open plan dining/family room accessing the garden
- High specification kitchen/breakfast room, circa 17ft
- Separate study/play room and generous lounge
- En suite, bathroom and downstairs cloakroom
- Easy to maintain garden with timber and stone terraces
- Driveway parking with electric charging point



The Property

The property offers well-balanced and contemporary living areas, stylishly presented with quality finishes such as Amtico flooring and inset lighting. The ground floor offers versatile spaces, ideal for entertaining. A generous front lounge leads through to the family/dining room. A likely hub of the home, the family/dining room features conservatory-style glazing introducing natural light and access to the garden. The kitchen/breakfast room is circa 17ft and of high specification; well-equipped with a range of integrated appliances. A recent addition to the ground floor is a flexible study/play room, accessed from the kitchen via double doors, whilst a cloakroom completes the downstairs accommodation. The first floor presents three bedrooms, including the master with an en suite shower room and the modern family bathroom.

The Grounds

Well positioned in St Mary's Park, this property benefits from an outlook over a central green. The rear garden offers great outdoor family space, presenting modern stone patio and timber decking terraces. Off-road parking is also provided, with the driveway featuring an electric vehicle charging point.

Location

Occupying an elevated position within the popular St Mary's park development, with views over a central green. This exclusive estate is set along the fringes of Hartley Wintney, offering landscaped open spaces and play areas. The A30 serves excellent commuter links to Hook, Fleet and the M3. The village centre offers independent shops, public houses, a cricket club, golf club and a theatre. There are annual community events and reputable schools including Oakland and Greenfield. Winchfield station serves regular rail connections to London Waterloo, Farnborough, Clapham Junction, Basingstoke and Woking.

Agent's Comment

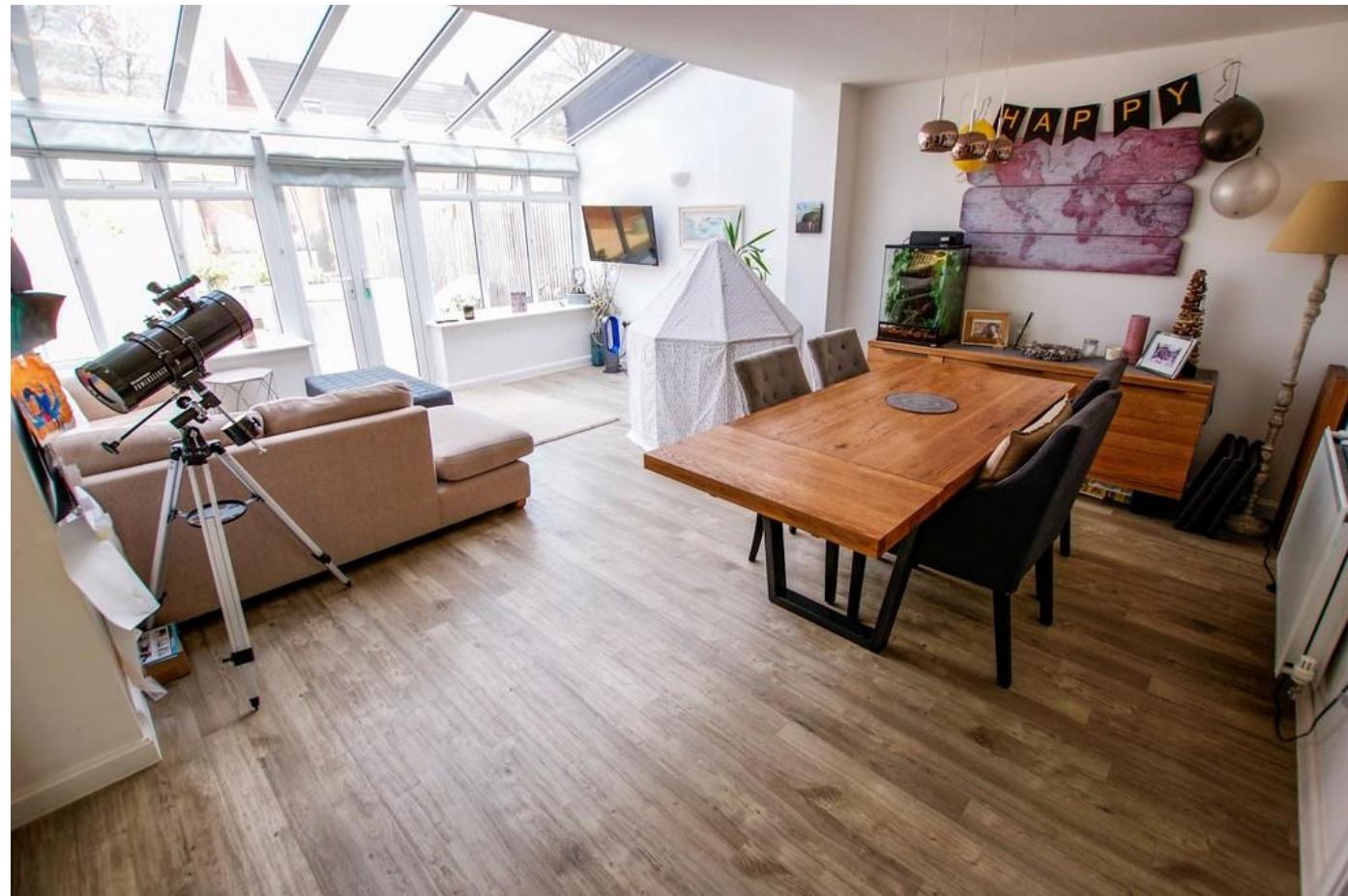
"This property offers fantastic flexibility, with the addition of a third reception space, ideal as an office for working from home, or for the kids to have a separate play room. A terrific family home, well worth a look."

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

Current: B | Potential: A





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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

