

Hartley Wintney
Guide Price £810,000

 mackenzie smith

9 Mulberry Court, Hartley Wintney, Hampshire, RG27 8WU

A contemporary family home, located in a gated private drive within St Marys Park; near the M3 and amenities. This versatile home features three reception rooms, a kitchen/dining room, conservatory, utility room, cloakroom, en suites to master and guest bedrooms, landscaped grounds and a double garage.

Location

St Mary's Park is an exclusive estate set within a rural countryside setting on the fringes of Hartley Wintney. Landscaped open spaces and play areas give the development a warming community feel, making it the ideal setting for a peaceful leisurely lifestyle.

Hartley Wintney was a typical medieval village with its church on the hill overlooking the priory on a marshy island. The village expanded in the early 18th century when it moved to Hartley Row to take advantage of the new London to Exeter road (now A30).

This rural village has strong road links to the towns of Camberley, Fleet, and Basingstoke with nearby access to the M3. The nearest train station is at Winchfield, with a direct link to Waterloo.

There are nearly 100 listed buildings and seven conservation areas in the parish, the largest of these is centred on the historic High Street and famous Oak Common. Also of note the village is home of the oldest cricket club in Hampshire, with games played on the picturesque cricket green since 1770.

The Property

This four double bedroom family home was a Barratt's Home project, built in 2011 to their 'Shelly' design. Being a modern build, the property presents a whole range of modern conveniences, all practically arranged to offer busy families versatility and flexibility in use. Neutral tones and contemporary styles further complement the interior, establishing bright and welcoming living areas.

The spacious entrance hall occupies a central position within this double fronted home, leading through to all three reception rooms, the kitchen/dining room and the downstairs cloakroom. A useful storage cupboard has also

been incorporated, while stairs to the first floor are also accessible from here.

Both the family room and study room, situated either side of the entrance hall, overlook a wooded copse.

Continuing to the rear of the home, the living room presents a light and airy setting, as it extends over 16ft in depth with a contemporary limestone fireplace forming a focal feature.

French doors open to the pitched roof conservatory, which makes a versatile addition as it opens to the garden patio. The predominately glazed conservatory introduces natural light through the living areas, while further benefitting from the supply of heating, to offer year round use.

Also resting to the rear of the home is the 21ft kitchen/dining room. Contemporary styles carry through this sociable room, which presents space for a dining table along with French doors that open to the landscaped garden. The practically arranged room features a central breakfast bar, with high gloss units and polished Silestone work surfaces bordering one end. Under pelmet and inset lights make a bright addition to the space, which also features a range of integrated appliances, including a five ring gas hob, double oven, dishwasher and a double fridge.

Further appliance space is available within the adjoining utility room, which also opens to the outdoor grounds.

Four double bedrooms complement the first floor. The master and guest room both feature en suite rooms, while the additional two bedrooms benefit from a Jack & Jill bathroom suite.

The Grounds

This detached family home is set within an exclusively gated cul de sac in the popular St Mary's development, overlooking a wooded copse.

The double fronted property enjoys well-tended grounds, with the front offering lawn and floral shrub borders. A sweeping paved driveway continues to the detached double garage, which benefits from power, light and eaves storage, whilst a paved pathway leads to the sheltered entrance and side access gate.

The rear garden has been professionally designed and attentively landscaped, offering a large paved patio area and a central expanse of lawn, lighting and a stone water feature. Raised beds border along the panel fencing of the garden with many plants and shrubs including apple and cherry trees. Plus an area which also incorporates a sunken trampoline.

Agents Note

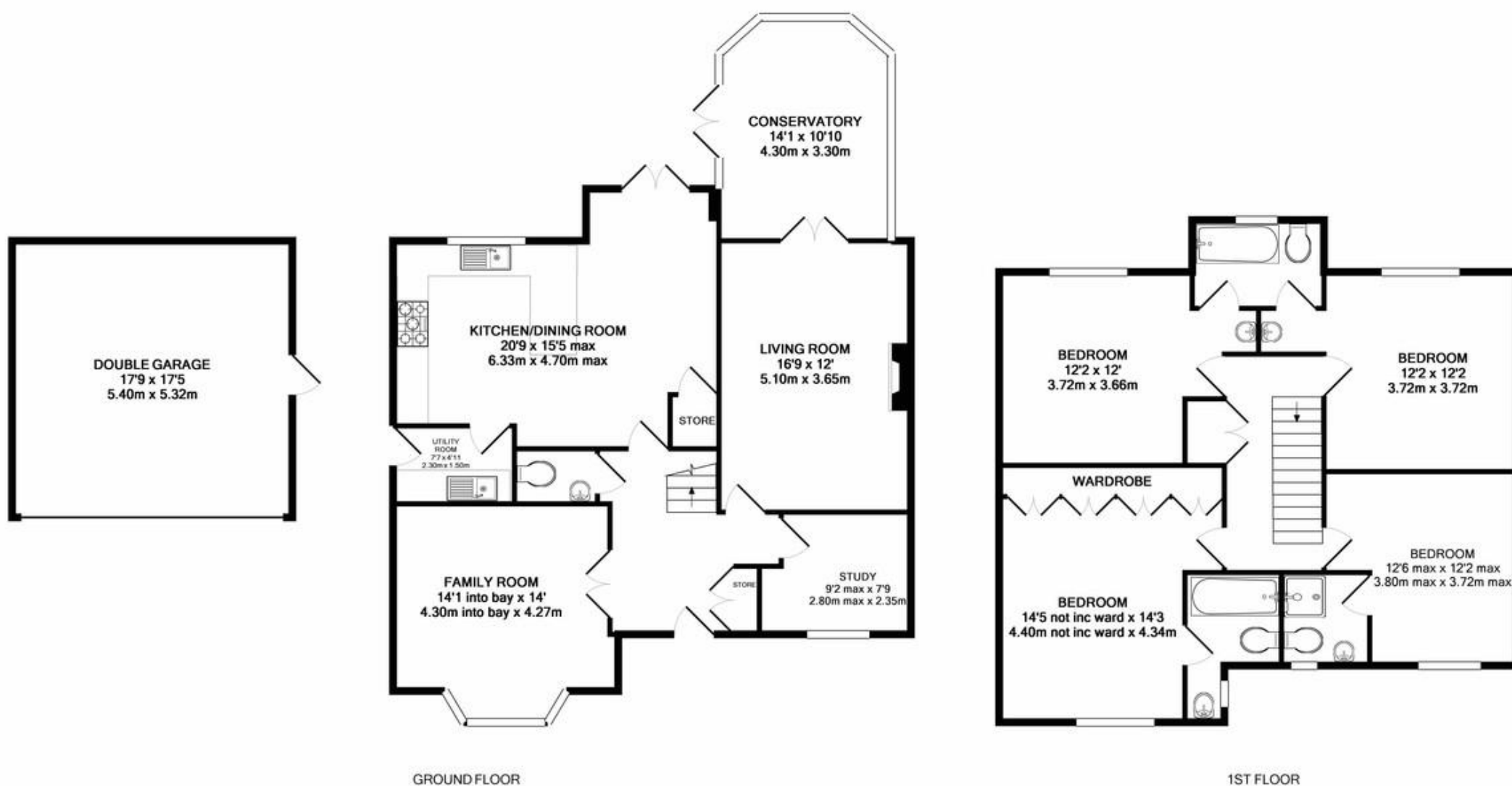
The vendor has advised us that there is a service charge of approximately £400 per annum.

Energy Efficiency Rating

Current: B | Potential: B

Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order. References to the tenure of a property are based on information supplied by the vendor. The Agent has not had sight of the title documents. The purchaser is advised to obtain verification from their solicitor or surveyor as appropriate. Items shown in photographs are not included unless specifically mentioned within the sales particulars. Measurements are approximate and any plans provided are not to scale.



TOTAL APPROX. FLOOR AREA 1938 SQ.FT. (180.0 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. Made with Metropix ©2017

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