



Hartley Wintney
Asking Price Of £805,000

 mackenzie smith

6 The Cobbs, Hartley Wintney, Hampshire, RG27 8WQ

A stylish family home, located in a gated private drive within St Marys Park; near the M3 and Winchfield Station. This versatile home features three reception rooms, a spacious kitchen/dining room, conservatory, utility room, cloakroom, three bathroom suites, 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 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 built by Barratt Homes 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. The stylish interior is complemented by neutral tones and contemporary styles, combining to offer bright and welcoming living areas.

The double fronted home enjoys a bright and spacious entrance hall which occupies a central position, leading through to all three reception rooms, the kitchen/dining room and the downstairs cloakroom. A useful storage cupboard and stairs to the first floor are also accessible from here.

Both the dining room and study, positioned to the front of

the home, benefit from a pleasant outlook over open landscaped views.

The welcoming living room, found to the rear of the home, opens to the conservatory and, in turn, the garden patio. Enjoying a wealth of natural light, this versatile space enjoys a light and airy ambience, further complemented by neutral carpets.

The predominately glazed, pitched roof conservatory benefits from the supply of heating to offer year round use.

Forming the heart of the home, the 21ft kitchen/dining room offers a pleasant outlook and direct access to the private rear garden. This open plan room offers a sociable living space for seating, dining and cooking. Contemporary styles carry through, with wood effect units and complimentary grey stone effect laminate surfaces bordering one end. The breakfast bar segments the dining area, from where French doors open to the garden. Numerous integrated appliances have been incorporated within; including a five ring gas hob, triple oven, dishwasher and a fridge/freezer. Under pelmet and inset lighting further complement the space.

Additional space for appliances can be found within the adjoining utility room, which also opens to the outdoors.

Four double bedrooms rest along the first floor. The master and second bedrooms both feature en suites, 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 open natural space.

The double fronted property enjoys well-tended grounds, with low shrubs complementing the properties façade. This low maintenance outdoor space also features a paved driveway that continues to the detached double garage, which benefits from power, light and eaves storage. The paved pathway also leads to the sheltered entrance and side access gate.

The attentively styled garden wraps around the rear of the home, offering a large paved patio area, continuing to an expanse of lawn. A variety of floral plants and shrubs border the fence enclosed space, offering a pleasant outlook and additional screening.

Energy Efficiency Rating

Current: B | Potential: B

Agents Note

The vendor has advised us that there is a service charge of approximately £400 per annum. All details must be verified by the purchasing solicitor prior to the exchange of contracts.

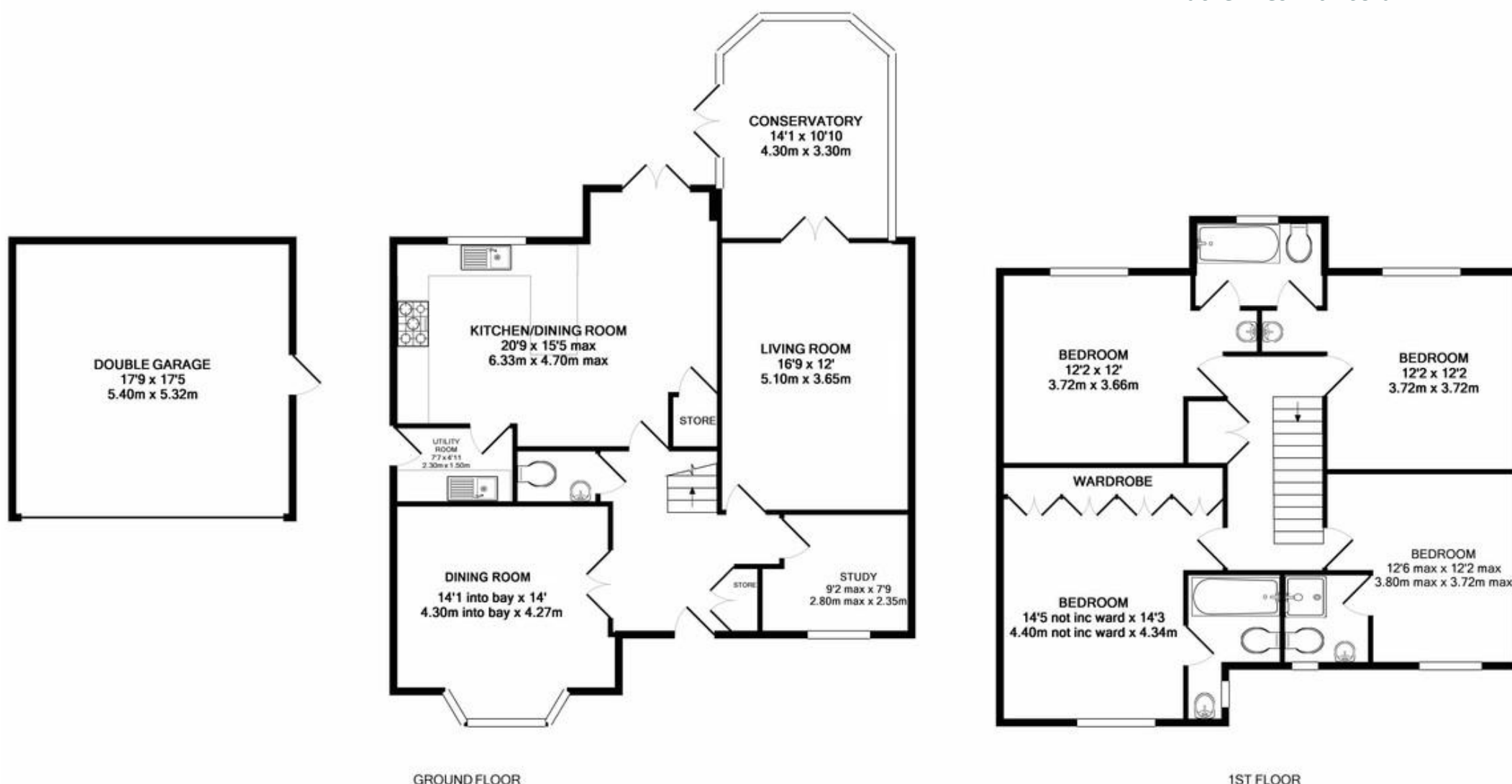
Every effort has been made to ensure these particulars provide a fair representation of the property, however we would like to draw your attention to the following:

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.

01252 844015

hartleywintney@mackenziesmith.co.uk

www.mackenziesmith.co.uk



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