



Hartley Wintney  
Guide Price £895,000

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5 Franklin Avenue, Hartley Wintney, Hampshire, RG27 8RB

A desirably positioned five bedroom family home that enjoys quality finishes and generous living accommodation. The property is in walking distance to Hartley Wintney village and features a 95ft westerly aspect rear garden, three reception rooms, a conservatory, kitchen/breakfast room, garage and en suite to master.

Location

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 detached five bedroom home has been skilfully extended to provide versatile living accommodation that would suit growing families and entertaining. The home encompasses circa 2625sq ft of living space and enjoys plenty of natural light. A neutral décor carries through this tastefully presented home, which is further refined with quality finishes.

An L-shaped entrance hall leads through to the versatile ground floor accommodation, including; three reception rooms, a kitchen/breakfast room and downstairs cloakroom.

The study and dining room are positioned to the front of the home, whilst to the rear is the L-shaped lounge, a kitchen/breakfast room and conservatory.

The spacious lounge measures over 21ft in depth, and enjoys a bright dual aspect outlook over the front and rear gardens. A decorative fireplace forms a focal feature, whilst two sets of French doors offer a suitable supplement as they open onto the manicured rear garden and conservatory.

Also enjoying direct access to the well-tended garden is the kitchen/breakfast room. This sociable living space will duly form the heart of this home, as it opens onto the conservatory that introduces a wealth of natural light. Along with a bright outlook, the fully tiled kitchen/breakfast room features bespoke units and work surfaces. These quality fitments stylishly incorporate a range of integrated appliances, whilst presenting plenty of space for dining furnishings. The adjoining utility room presents further appliance space, and direct access to the double length garage.

The pitched roof conservatory makes a versatile addition, as it benefits from a westerly aspect and offers over 17ft of living space for seating or dining furnishings.

A bright neutral décor continues through to the first floor, where the galleried landing leads through to all five bedrooms and the modern family bathroom. Four of the bedrooms benefit from built in wardrobes, with the master having the added advantage of an en suite shower room.

The generously proportioned family bathroom measures of 16ft in depth and features a four piece bathroom suite.

Recent Trustpilot Review

“Highly recommended. So glad we chose to use Mackenzie Smith, they offered great customer service, professional advice and the whole team were great.”

The Grounds

This detached family home is located in one of Hartley Wintney villages most sought after residential roads; within a short walk of the village centre and Cricket Green.

A shaped area of lawn complements the façade of the property, adjacent to an expanse of shingle that facilitates parking. The shingle drive continues up to the double length garage, sheltered entrance and side access gate.

The rear garden makes a notable contribution to the property, offering circa 95ft of private outdoor space. An expanse of manicured lawn sits centrally within this westerly aspect garden, whilst small bushes and shrubs run along the boundaries, to give it a pleasant outlook. A full width patio also adjoins the property, presenting a suitable space for outdoor seating or dining, whilst to the top of the garden lies a summer house. This bonus room makes a versatile addition to the home, offering flexibility in use as it also benefits from power and a phone line connection.

Energy Efficiency Rating

Current: C I Potential: B

Directions

From our office in Hartley Wintney proceed to the mini roundabout at the junction with Bracknell Lane B3011 and turn right. Proceed along Bracknell Lane and take the second turning left into Brackley Avenue and then take the second right into Franklin Avenue.

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.

