



Little Orchard

Brackley Avenue, Hartley Wintney, Hampshire. RG27 8QU

SALES | LETTINGS | LAND AND NEW HOMES





- Viewings by appointment only
- Executive four double bedroom home
- Exceptional presentation and versatile accommodation
- An open plan kitchen/breakfast room
- A bay fronted lounge with French doors
- Dining room with vaulted ceiling, bay fronted study
- A utility room and wine cellar
- Separate annexe/office accommodation
- Double garage and private, secluded grounds
- In walking distance of the village centre, eateries and Commons
- Exclusive and sought after location



The Property

This elegant character home offers versatile accommodation with exceptional presentation and a bright and welcoming ambience throughout.

The four double bedroom property provides a wealth of sociable living spaces, where the remarkable kitchen/breakfast room forms an ideal hub of the home.

With high specification finishes, this central living space features French doors to the garden patio, along with a central island and a host of integrated Miele appliances. It is further enhanced by an inner lobby that accommodates a utility room, wine cellar and cloakroom, whilst providing direct access to the integral garage, outdoors and annexe.



There are a choice of three adaptable reception rooms, including a bay fronted sitting room with French doors, a Chesney wood burner and a bright triple aspect outlook and a triple aspect dining room with a vaulted skylight.

The annexe makes a unique addition to the home, providing a separate staircase, kitchenette, cloakroom and L-shaped reception room, currently used as an office, available for a variety of uses. The main residence features a four piece bathroom suite and four double bedrooms, each benefitting from built-in wardrobes, all of which are accessed from the galleried landing.

The second bedroom features an en suite bathroom, whilst the impressive master suite features a walk-in dressing room and a six piece en suite.





THE GROUNDS

The established gardens, of just over a third of an acre, are largely laid to lawn and well-screened by mature hedging to provide a secluded setting, where a full-width paved patio forms an ideal spot for seating and dining. To the rear of the home is an additional brick-built storage shed, a log store and a greenhouse. These generous grounds are further complemented by a sweeping driveway, vegetable patch and a double integral garage.

LOCATION

On arguably the most sought after road in the village, this well-positioned home is in walking distance of the village centre, countryside and extensive open heathland. It is within easy reach of reputable schools including Oakwood, Greenfields and The Grey House School. Hartley Wintney hosts annual community events and offers independent retailers, public houses, a cricket club, golf club, a theatre, three ponds and woodland. It provides excellent commuter links, with the A30 connecting to the M3 and Winchfield station is just 2 miles away, which serves regular connections to London Waterloo, Farnborough, Clapham Junction, Basingstoke and Woking.

AGENT'S COMMENT

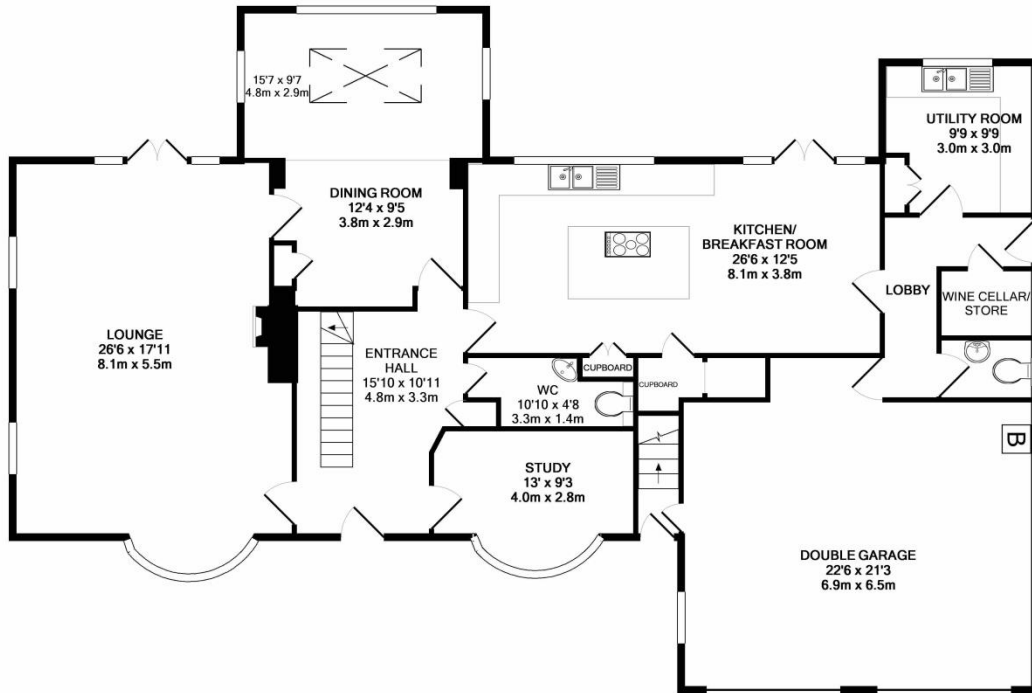
"This is an extremely rare opportunity to purchase an up-to-date family home in such a prime location, within walking distance to the village centre. The two principle rooms and the kitchen/breakfast room have been extended over the years and truly offer the 'wow' factor, whilst the additional annexe/office accommodation would be ideal for a granny or au pair bedroom."

AGENT'S NOTE

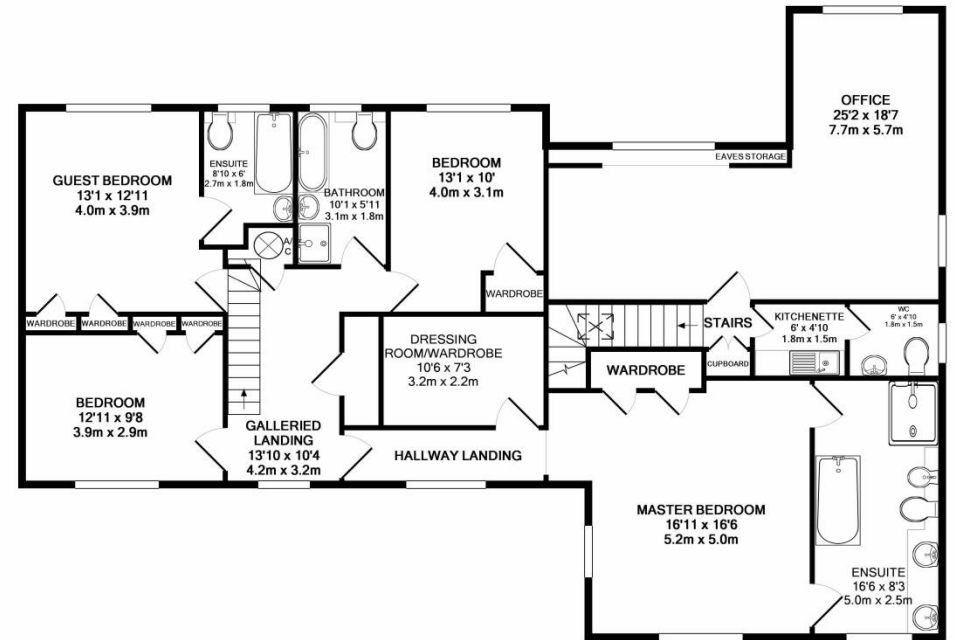
The property benefits from mains drainage, gas supply and a water softener.







GROUND FLOOR
APPROX. FLOOR
AREA 2003 SQ.FT.
(186.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1643 SQ.FT.
(152.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3646 SQ.FT. (338.8 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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ENERGY EFFICIENCY RATING

Current: C | Potential: C



Viewing

For further information or to arrange a viewing please contact us on 01252 844015.

Millbank House, High Street, Hartley Wintney, Hampshire. RG27 8PE

T: 01252 844015

E: Hartleywintney@mackenziesmith.co.uk

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