



Selbon

Residential sales & lettings

York Lane, Hartley Wintney,
Hook, RG27 8RS

Offers over £500,000 Freehold



01252 979300

Selbonproperty.co.uk

- Charming Character Home
- Living Room with French Doors to Garden
- Fitted Kitchen
- Mature Rear Garden
- Potential to Extend (S.T.P.P)
- Two Bedrooms
- 23ft. Sitting Room/Dining Room
- Three Piece Bathroom Suite
- Gated Driveway Parking & Double Garage
- Close to Village High Street (Approx.0.6 miles)

Selbon Estate Agents are delighted to offer to the market, for the first time in over 35 years, this stunning two bedroom semi-detached character home, situated in the historic town of Hartley Wintney.

The property has been previously been extended. However has scope to extend further (S.T.P.P).

Accommodation includes; living room, kitchen & sitting/dining room. The living room has a front aspect window, feature fireplace and French doors to the rear garden. The sitting room/dining room is an impressive 23ft. in length with spiral staircase leading to the first floor and a feature fireplace.

The kitchen comprises; eye and base level cupboard and drawer units, dual aspect windows and space for a table. Built in appliance include; oven, hob and extractor fan.

To the first floor are two bedrooms and a bathroom.

Of particular note is the rear garden that measures approximately 40ft. in length by 45ft. in width. The well stocked mature garden is mainly laid to lawn with an array of planting and patio area immediately to the rear of the property.

A detached double garage with fully opening doors to the front is accessed from the gated driveway, which provides parking for several vehicles.

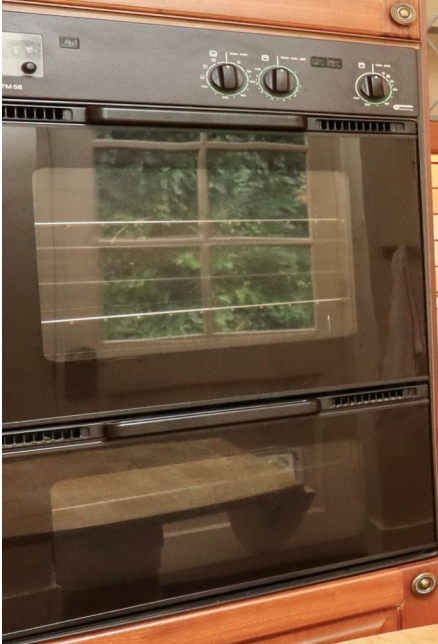
The front garden is enclosed by picket fencing. In front of this is an area of grass and shingle which is owned by Hart Council, giving right of access to the driveway parking.

The high street is just over 0.5 miles away and offers a good range of independent outlets. There are a good number of eateries and public houses both in the village and nearby.

Local schools include: Oakwood Infants and Greenfields Junior school in Hartley Wintney. Robert Mays Secondary school in Odiham. Local Private Schools include St Neots Preparatory in Eversley and Lord Wandsworth College in Long Sutton.

The town of Fleet is around 4 miles away catering more for day-to-day needs and has a mainline station with trains to London Waterloo in around 40 minutes.









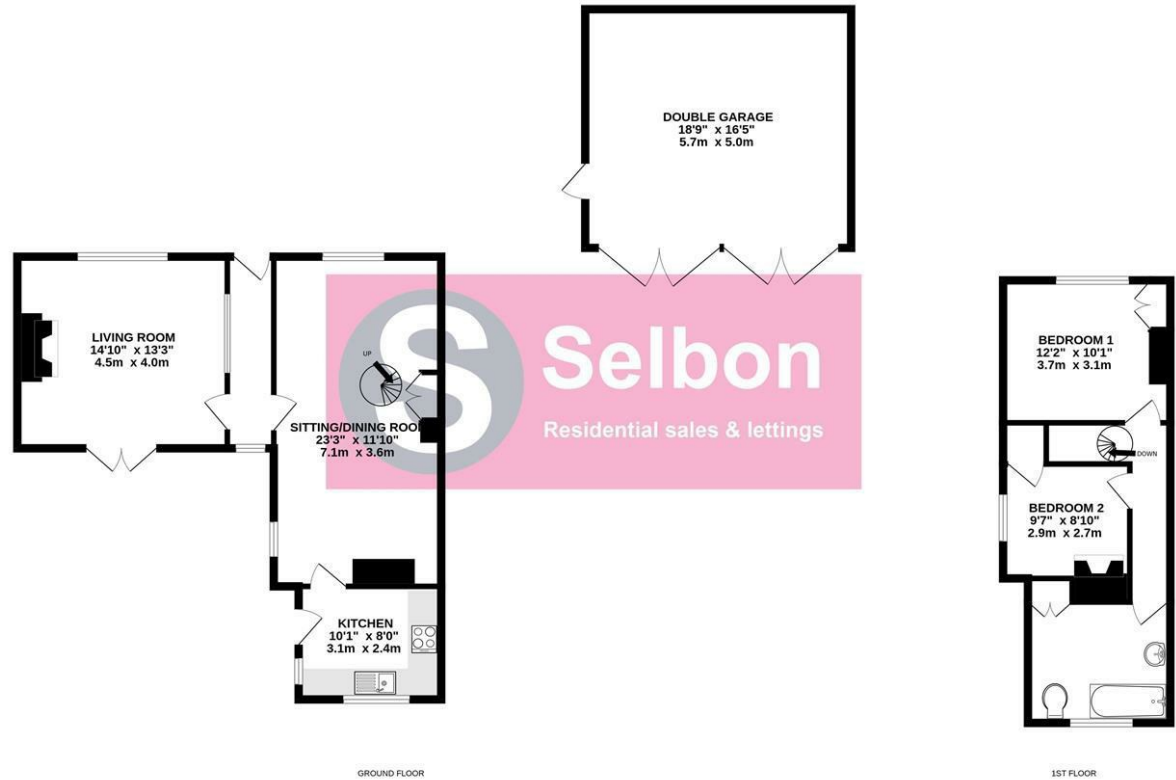






SUNNYSIDE

Floor Plans



GROUND FLOOR

1ST FLOOR

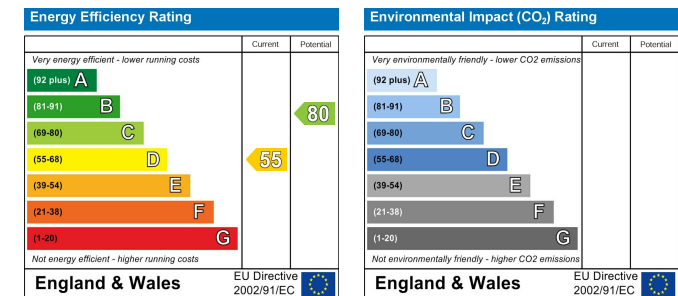
TOTAL FLOOR AREA : 1227 sq.ft. (114.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Area Map



Energy Performance Graph



Council Tax Band: D

Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

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