



5 Oakwood Court, Hartley Wintney  
Hook

McCarthy  
Holden

Guide Price £625,000



## 5 Oakwood Court

Hartley Wintney, Hook

A high specification three bedroom, mid- terraced house built by renowned developers Millgate Homes in 2007. Set in an attractive gated development environment and just a short walk from the village centre.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- No Onward Chain
- Gated Development
- Private Footpath Access to Oak Commons
- Allocated Parking
- Three Bedrooms, Two Bathrooms





## The Property

A high specification three bedroom, mid- terraced house built by renowned developers Millgate Homes in 2007. Set in an attractive gated development environment and just a short walk from the village centre.

## Ground Floor

From the hallway there is a WC and under stairs storage cupboard. To the left hand side is the generously proportioned kitchen, which has a full range of integrated appliances, including a Siemens gas hob and oven.

There is also space for a dining table and free standing appliances.

The sitting room is a lovely, bright and open space due to the garden room area at the rear. This room also benefits from a feature fire place and views over the rear garden.

## First Floor

On the first floor there are three bedrooms and two bathrooms.

The main bedroom is rear aspect and benefits from fitted wardrobes and an en-suite shower room.

Bedroom two is another double room with fitted wardrobes and is front aspect.

Bedroom three is a single room also with wardrobes.

## Outside

The property is in a small gated development with communal green space and allocated parking. The property comes with one allocated space and there is also visitors parking available.

The rear garden is laid to lawn with an area of patio and has a westerley aspect. There is also a gated access point to the rear.

## Location

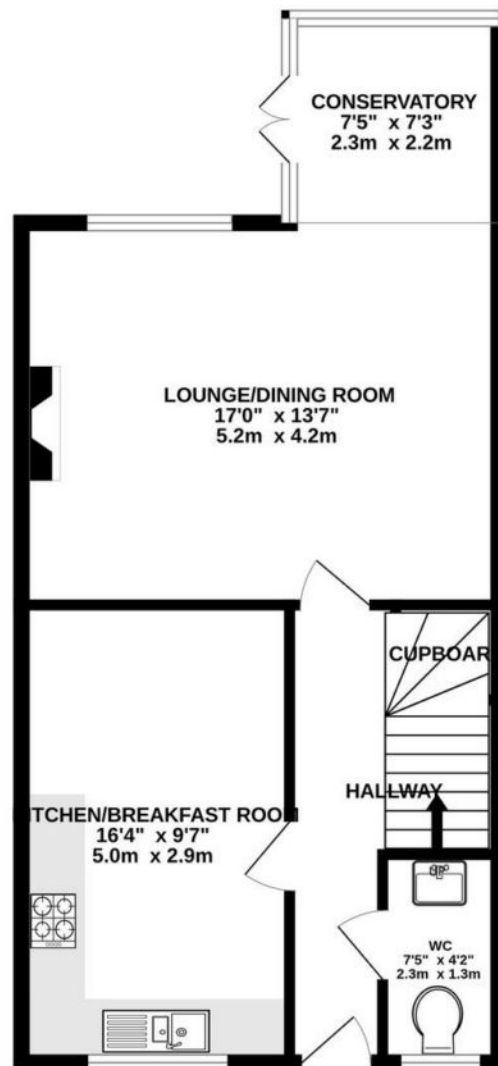
Oakwood Court is located less than 1 mile from the village centre of Hartley Wintney. There is also a residents pedestrian access gate within the development to shorten the walk to the village.

The village offers a good range of shops for day to day needs and further boutique shopping for independent outlets. There is a good number of eateries and public houses both in the village and nearby.





GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
509 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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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## McCarthy Holden Hartley Wintney

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