



1 Mead Gardens, Hartley Wintney  
Hook

McCarthy  
Holden

Guide Price £1,450,000



## 1 Mead Gardens

Hartley Wintney, Hook

Spacious 5 bed detached home with 3 baths, 4 reception rooms, double garage, and bonus room. Sought-after location near countryside, schools, and transport. 1 mile from Hartley Wintney.

Council Tax band: G

Tenure: Freehold

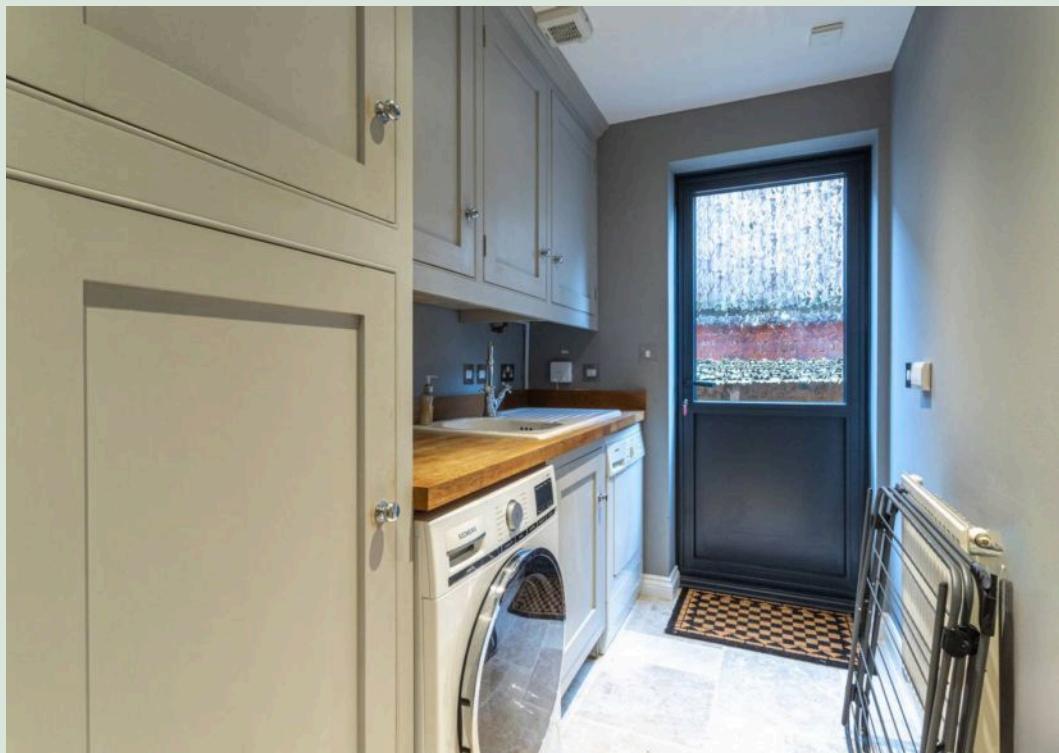
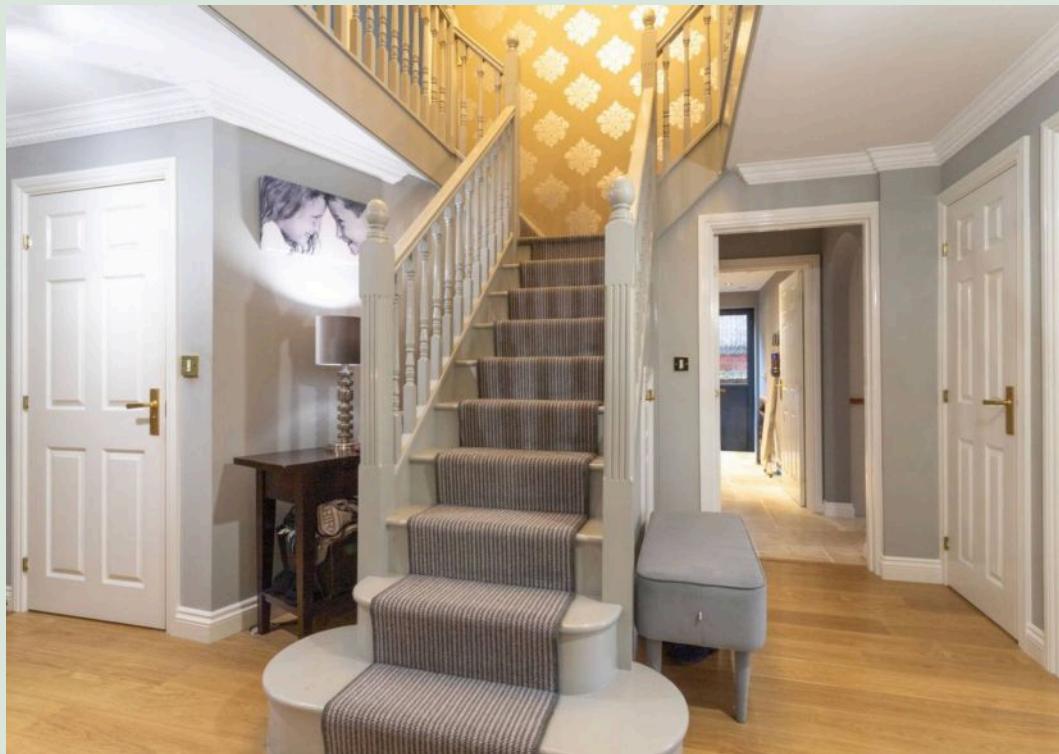
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- 5 Bedrooms, 3 Bathrooms
- Detached Double Garage with Room Over
- Generous Rear Garden & Large Patio Terrace
- Adjoining Countryside

McCarthy  
Holden











This impressive five bedroom detached house offers spacious and versatile accommodation, thoughtfully arranged to suit modern family living.

The welcoming entrance hall leads to a generous sitting room, featuring a focal point fireplace and large windows that draw in natural light. Adjacent is a separate dining room, ideal for formal entertaining or family gatherings.

The contemporary kitchen is well appointed with a range of fitted units, integrated appliances, and ample work surfaces, complemented by a practical utility room that provides additional storage and laundry space.

There is also a spacious front aspect family room with large bay window and storage cupboard.

A study at the front of the house offers a quiet environment for home working or reading, while a ground floor cloakroom completes the ground floor accommodation.

Upstairs, the principal bedroom enjoys generous proportions, fitted wardrobes, a walk in closet and an en suite shower room. Four further bedrooms provide flexible accommodation for family, guests, or hobbies. There are two additional bathrooms (one en-suite to bedroom two and a modernised family bathroom. There is also a bonus room for storage or use as a study off the landing.

The detached double garage features an up and over electric door and a useful room above, which could be adapted for a variety of uses such as a home office, gym, or studio (subject to any necessary consents).

The property is set in a sought-after small development with the location adjoining open countryside, combining the benefits of rural surroundings with easy access to local amenities, schools, and transport links. This well maintained home presents an excellent opportunity for those seeking space, flexibility, and a peaceful setting in a desirable area.

Mead Gardens is around one mile from Hartley Wintney High Street.

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.

Larger regional centres are Basingstoke (11 miles) and Reading (13 miles). Motorway access is to the M3 at Hook J5 and Fleet (J4a) and the M4 at Reading (J11).





# Mead Gardens, Hartley Wintney, Hook, RG27

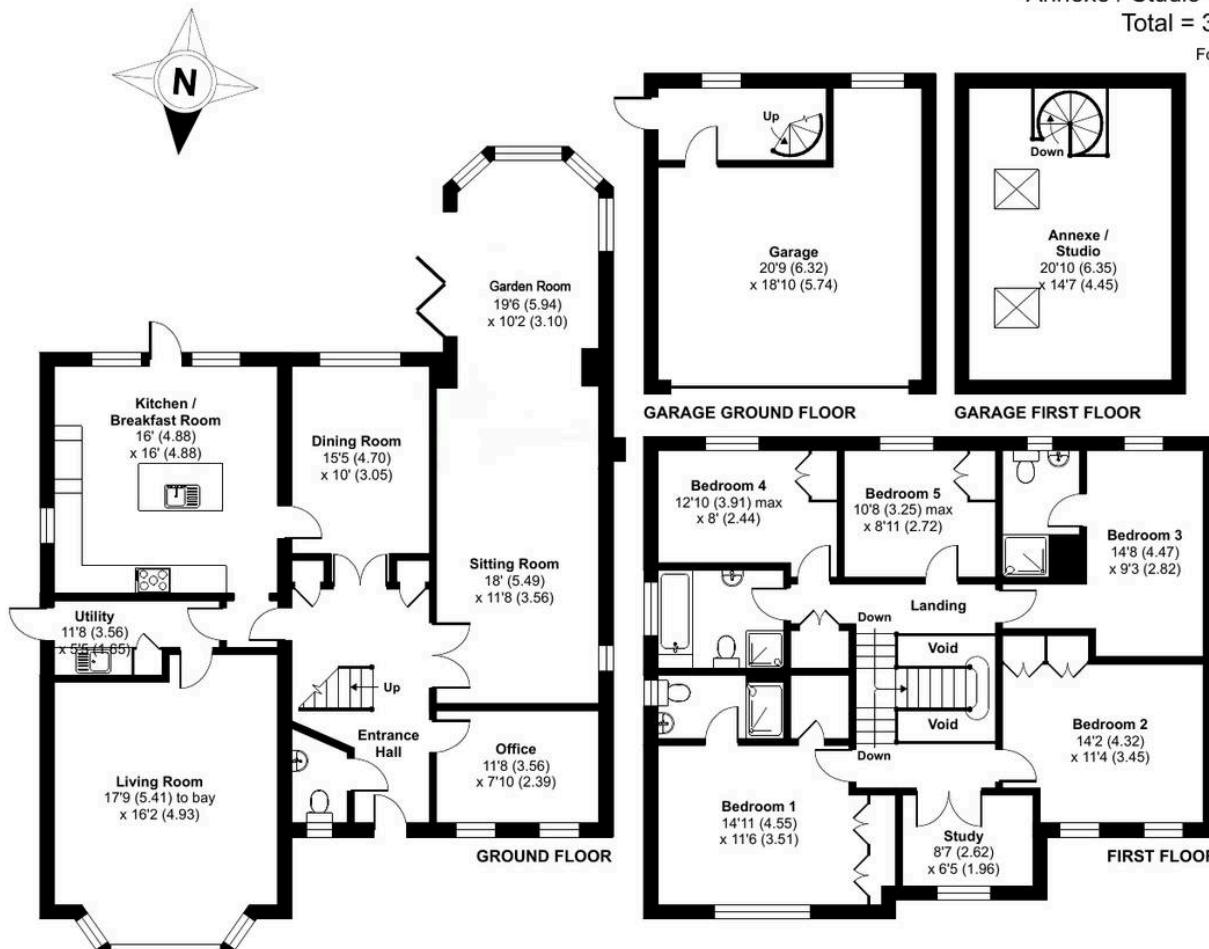
Approximate Area = 2708 sq ft / 251.6 sq m

Garage = 392 sq ft / 36.4 sq m

Annexe / Studio = 303 sq ft / 28.1 sq m

Total = 3403 sq ft / 316.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.  
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.  
Produced for McCarthy Holden. REF: 1396232

## McCarthy Holden Hartley Wintney

McCarthy Holden, 61 High Street - RG27 8NY

01252 842100 • [hw@mccarthyholden.co.uk](mailto:hw@mccarthyholden.co.uk) • [www.mccarthyholden.co.uk/](http://www.mccarthyholden.co.uk/)

These particulars are provided in good faith under the Consumer Protection from Unfair Trading Regulations 2008 and are for guidance only. They do not form part of any contract. No survey has been carried out, and services or fittings have not been tested. Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.