

London Road | Hartley Wintney | Hook | RG27 8HR

Asking Price £370,000 Freehold

Waterfords
Residential Sales & Lettings

London Road | Hartley Wintney
Hook | RG27 8HR
Asking Price £370,000

A charming Grade II Listed two-bedroom semi-detached cottage enjoying a highly sought-after non-estate position on the edge of Hartley Wintney. The property combines period character with modern comforts, featuring a bespoke open-plan kitchen/diner, spacious sitting room with open fireplace, two double bedrooms, two shower rooms and attractive private gardens with a generous paved terrace. Parking for two cars and excellent access to Hartley Wintney High Street and Winchfield Station.

- Grade II Listed two-bedroom semi-detached cottage
- Bespoke open-plan kitchen/diner with integrated appliances
- Two generous double bedrooms with fitted wardrobes
- Private landscaped rear gardens with mature hedging
- Communal gravel parking for two cars
- Charming period property with excellent character features
- Spacious sitting room with open fireplace and exposed beams
- Two modern shower rooms, one serving each bedroom
- Large paved terrace ideal for alfresco dining and entertaining
- Highly sought-after non-estate location within walking distance of Hartley Wintney High Street & Winchfield Station

A charming Grade II Listed two-bedroom semi-detached cottage, beautifully positioned in a private non-estate setting on the edge of the highly sought-after village of Hartley Wintney. Combining

















character features with well-presented modern accommodation, the property offers approximately 722 sq ft of living space, two double bedrooms, two shower rooms, a bespoke open-plan kitchen/diner and a particularly attractive sitting room with an open fireplace and direct access to the private gardens.

The ground floor opens into a bespoke open-plan kitchen and dining room, creating a sociable and practical heart to the home. The kitchen is fitted with a range of matching wall and base units, integrated oven and hob, dishwasher, extractor and space for a fridge freezer and washing machine. There are attractive exposed timber beams and areas of exposed brickwork, adding to the cottage's character, while underfloor heating provides modern comfort. A stable door provides access to the rear courtyard.

The spacious sitting room is a particularly appealing room, featuring an open brick fireplace, exposed timber beams and double-glazed doors opening directly onto the substantial paved terrace and private garden. The room provides excellent space for both relaxing and entertaining and retains the charm and individuality expected of a property of this age.

To the first floor are two well-proportioned double bedrooms, both benefiting from fitted wardrobes and cupboards, vaulted ceilings and their own modern shower rooms. This arrangement makes the property particularly versatile, with both bedrooms enjoying excellent levels of privacy and convenience.

Outside, the property benefits from attractive private gardens to both the front and rear. The front garden











is laid predominantly to lawn with mature, well-stocked borders and a pathway leading to the front door. To the rear is a private and enclosed garden with a substantial paved terrace, ideal for outdoor dining and entertaining, together with mature hedging providing a good degree of privacy and seclusion. There is also side access via a wooden gate.

The property further benefits from communal gravel parking for two cars, situated adjacent to the property on the neighbouring common land.

The property enjoys an enviable position within a private non-estate setting on the edge of Hartley Wintney, one of Hampshire's most desirable village locations. The historic village centre is within easy walking distance, accessed via the picturesque oak common, and offers an excellent range of amenities including independent shops, restaurants, cafés, a post office, pharmacy, doctor's surgery and veterinary practice.

For commuters, Winchfield railway station is nearby and provides a direct mainline service to London Waterloo, with journey times of approximately 50 minutes. The property also benefits from convenient road connections, with access to the M3 at Hook and onward connections towards London, Basingstoke and the wider motorway network, while the M4 at Reading is also accessible.

In all, 2 The Willows is a delightful period cottage offering a wonderful combination of character, modern convenience, private gardens and an excellent village location, making it an ideal home for those seeking a charming property within easy reach of London and the surrounding Hampshire countryside.

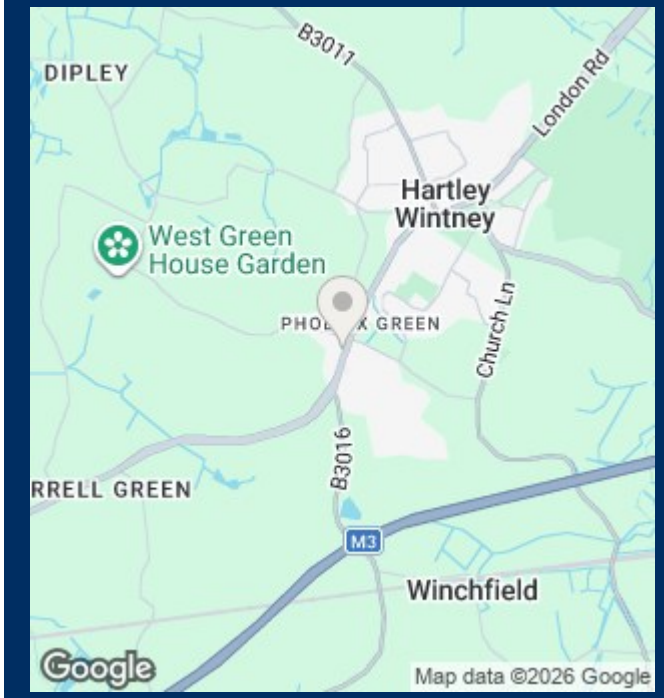


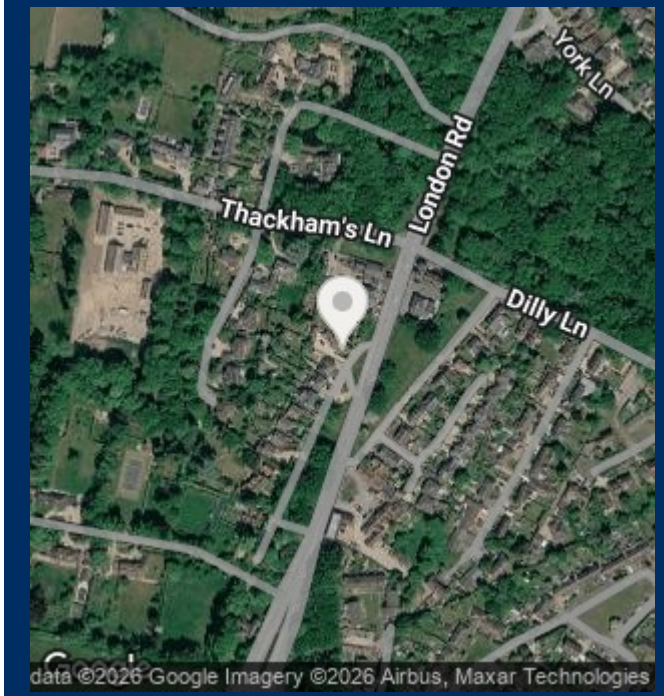


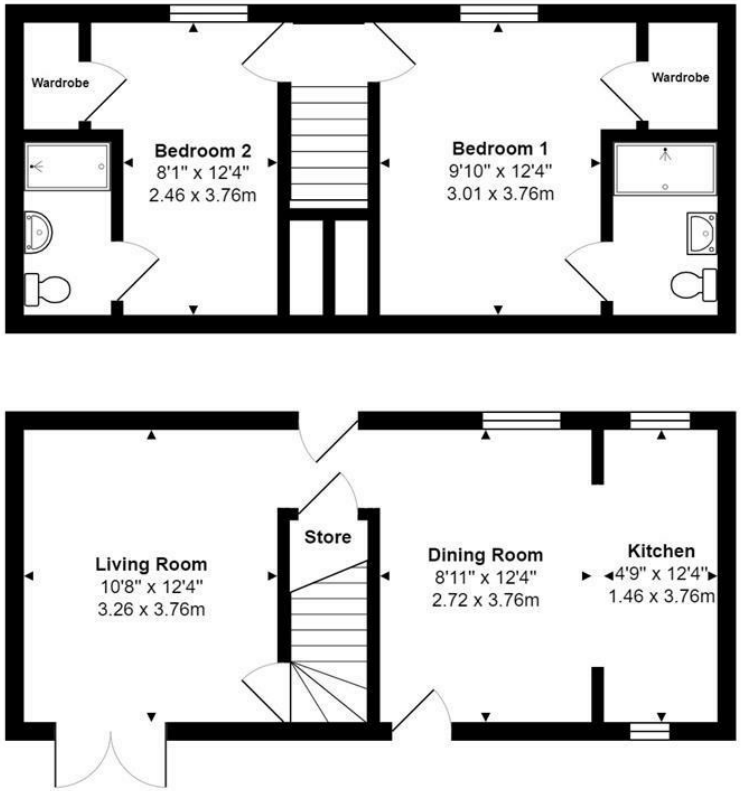






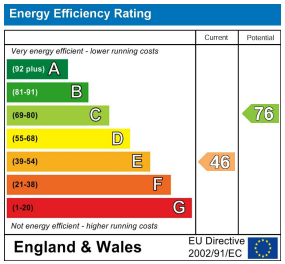






Total Area: 722 ft² ... 67.1 m²

All measurements are approximate and for display purposes only



39 The Hart Centre
Fleet
Hampshire
GU51 3LA
01252 623333
fleet@waterfords.co.uk