



5 Silver Court, Hartley Wintney

Hook

McCarthy
Holden

Guide Price £699,950



5 Silver Court

Hartley Wintney, Hook

A well proportioned and modern, three bedroom detached house subject to various internal improvements over the past 12 months, just a short walk from Hartley Wintney High Street.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- No Onward Chain
- Close to Village Centre
- Generous Parking
- Garage
- Updated Interior Features
- Planning Permisson to Extend





The Property

A well proportioned and modern, three bedroom detached house subject to various internal improvements over the past 12 months, just a short walk from Hartley Wintney High Street.

Ground Floor

From the front door there is a ground floor WC to the left and then the generous living room to the right. The living room features a bay window with shutters, feature fireplace with gas fire and bespoke fitted display cabinetry with integrated lighting.

To the rear of the ground floor is the open plan kitchen/dining room which features tiled flooring, modern shaker style cabinetry with quartz stone worktops with green tile splashback as well as a full range of integrated appliances, including a gas hob with extractor hood. There is also a set of double doors leading out to the rear garden.

First Floor

The first floor benefits from a spacious landing with natural light coming in from a window at the top of the stairs. There are three bedrooms, with the main bedroom offering fitted wardrobes and a newly fitted en-suite shower room with contrast tiling, generous storage and wall mounted cabinet with integrated lighting as well as a Japanese style smart bidet toilet.

Bedroom two is a generous rear aspect double room, bedroom three is currently in use as a walk in dressing room with bespoke fitted storage. There is also a well appointed main bathroom with shower over bath configuration. There is also an airing cupboard and loft access from the landing.

Outside

The front of the property offers driveway parking for two vehicles as well as a detached single garage with electric door. There is gated access to the rear garden from the driveway. There is also generous parking at the front of the property if required.

The rear garden offers a patio area off the kitchen doors, with steps up to the lawn with its mature planting beds as well as further gravel storage area to the rear of the garage.

Agents Note

The property has the benefit of planning permission for a single storey extension and part conversion of the garage into a utility room. There is also permission for the internal installation of a lift. All under planning reference 25/01574/HOU with Hart Council where further documents and drawings of the approval can be seen

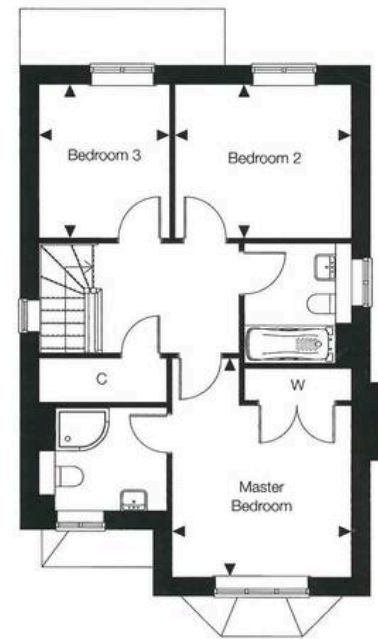






GROUND FLOOR

Kitchen	3.51m x 3.34m	11'6" x 11'0"
Living Room	6.10m x 3.34m	20'0" x 11'0"
Dining	3.71m x 3.11m	12'3" x 10'3"



FIRST FLOOR

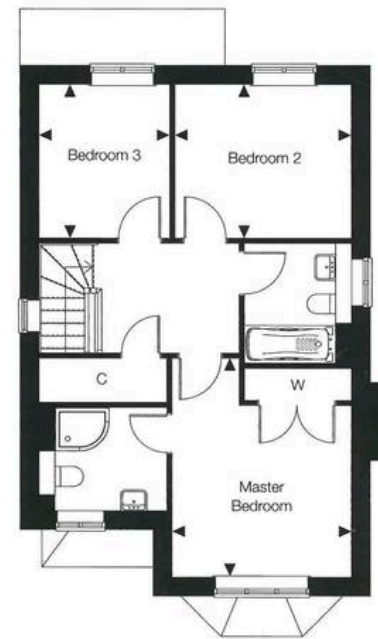
Master Bedroom	4.07m x 3.34m	13'3" x 10'9"
Bedroom 2	3.29m x 2.86m	10'9" x 9'3"
Bedroom 3	2.86m x 2.43m	9'3" x 7'9"





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Photos and floor plans are illustrative; items shown may not be included. Buyers/tenants must verify all details. Fixtures & Fittings: Excluded unless specifically stated.