



4 KILN GARDENS, HARTLEY WINTNEY

Hampshire RG27 8RG



A WELL PROPORTIONED THREE BEDROOM SEMI DETACHED HOME

Offering generous living space, a double garage and a charming rear garden, this property presents an excellent opportunity for those seeking modern comfort in a popular village setting.



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Local Authority: Hart

Council Tax band: E

Tenure: Freehold

Services: Mains water, gas, electricity and drainage.

NB. The Everhot Range and Everhot wood burner are available by separate negotiation.



CLOSE TO THE VILLAGE CENTRE OF HARTLEY WINTNEY

Upon entering, an inviting entrance hall leads into the spacious living/dining room, featuring a bay window to the front and double doors opening directly onto the rear garden. This bright and airy room provides an ideal space for both relaxation and entertaining. The kitchen, also enjoying garden views and access, sits adjacent. A convenient WC completes the ground floor. To the first floor, there are three bedrooms along with a family bathroom.

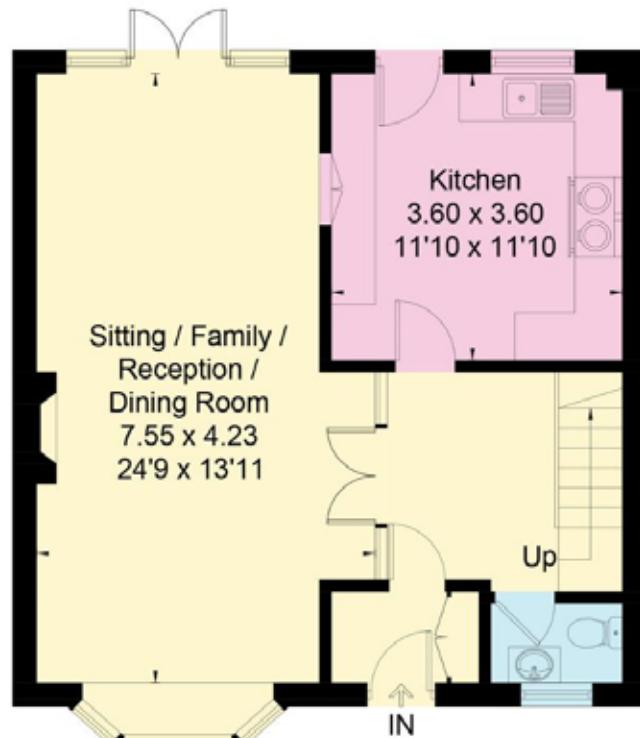
Outside, the property benefits from a double garage with electric doors and this is accessible via a personal door from the property's private garden. The rear garden is a delightful feature of the home, with a patio area immediately off both the dining room and kitchen—perfect for outdoor dining. The remainder is mostly laid to lawn with attractive flower beds, raised timber sleeper vegetable beds, and at the far end, a pretty patio area with a timber pergola, creating a spot to relax and enjoy the surroundings.



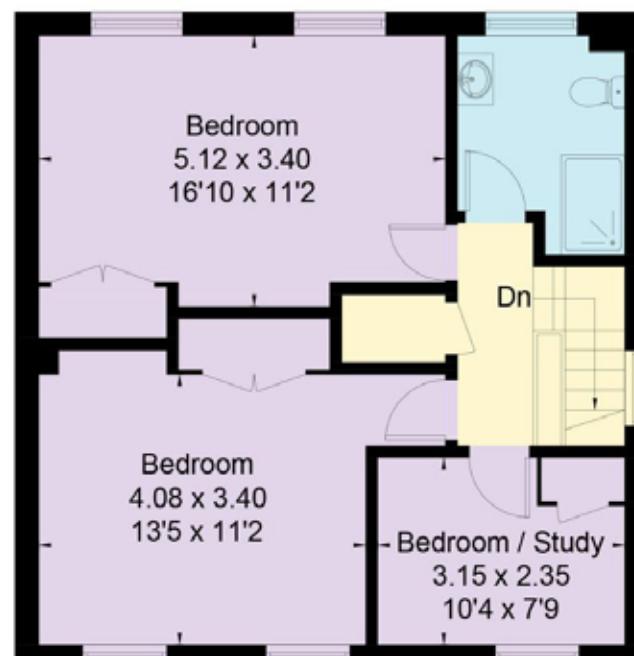




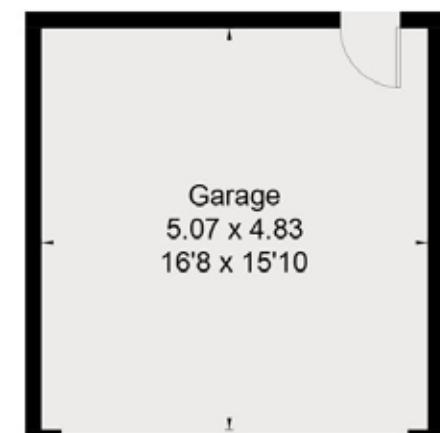
Approximate Floor Area = 112.9 sq m / 1215 sq ft
Garage = 24.5 sq m / 264 sq ft
Total = 137.4 sq m / 1479 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted
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