



## 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.



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.



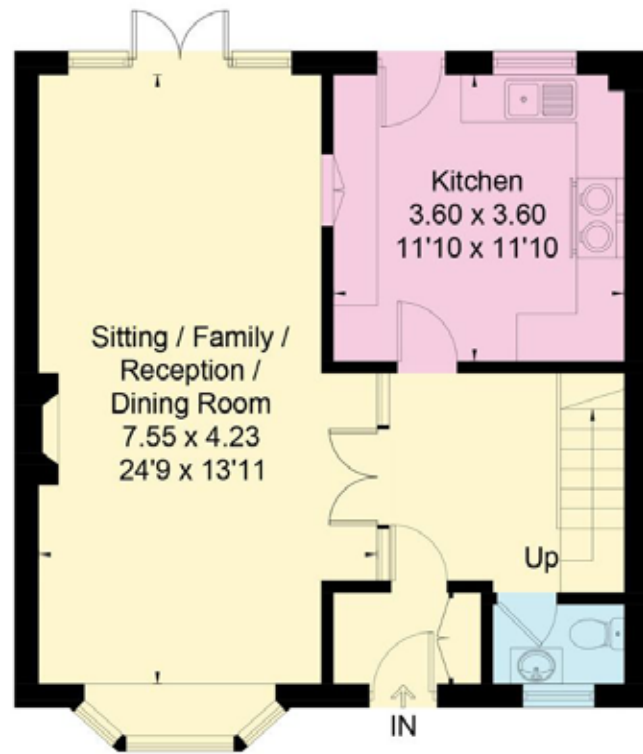




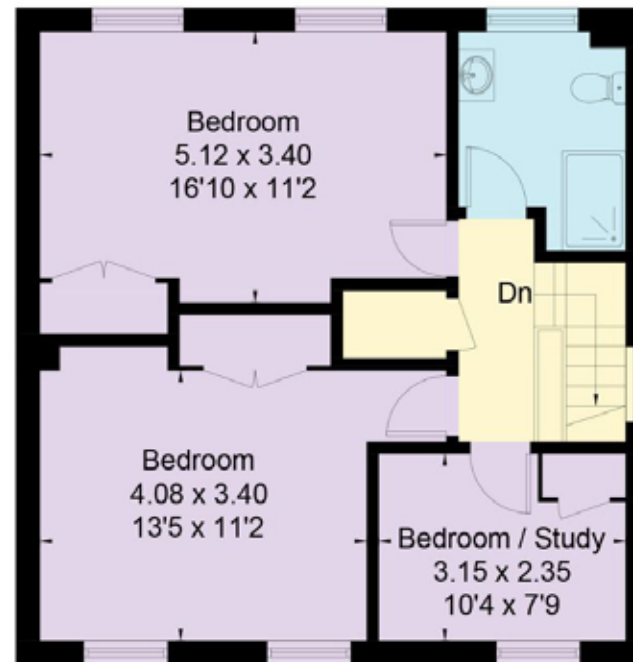




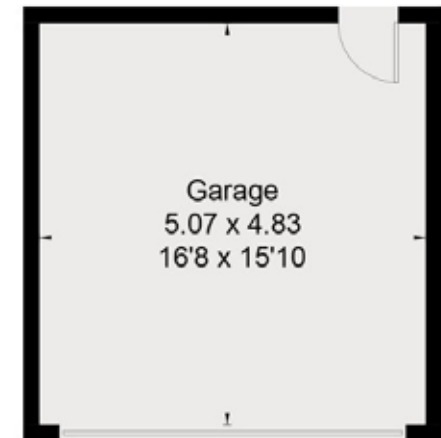
Approximate Floor Area = 112.9 sq m / 1215 sq ft  
Garage = 24.5 sq m / 264 sq ft  
Total = 137.4 sq m / 1479 sq ft



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  
to tell you more.

**Laura Read**

01256 350600

[laura.read@knightfrank.com](mailto:laura.read@knightfrank.com)

**Knight Frank North Hampshire**

Matrix House, Basing View

Basingstoke RG21 4FF

**[knightfrank.co.uk](https://www.knightfrank.co.uk)**

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated February 2025. Photographs and videos dated February 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.