



3 KING WILLIAM COURT

HARTLEY WINTNEY





A modern home designed for family life

Sitting quietly on the edge of Hartley Wintney, 3 King William Court is a spacious, modern, energy-efficient home that works equally well for everyday living and entertaining.

Built nine years ago as part of a small, secure private development with electric gated access, the house has since been thoughtfully improved by the current owners. Extending to approximately 2,461 sq ft, it offers five bedrooms and three bathrooms.

There is plenty of space to entertain, room for everyone to do their own thing and a garden ideally suited to long summer evenings.

All this is within easy reach of Hartley Wintney, one of Hampshire's prettiest villages, with its independent shops, highly regarded schools and excellent rail connections to London.

A warm welcome

The bright, spacious entrance hall sets the tone for the rest of the house.

Engineered oak flooring runs through into the kitchen, dining and family room beyond, while generous cupboards keep coats, shoes and everyday clutter neatly out of sight. There is also a useful ground-floor cloakroom.

On one side of the hall is a separate sitting room, which could also make an excellent playroom. On the other, a bay-windowed room makes an ideal study.

The oak and glass staircase rises to the first floor, while beneath it a beautifully lit wine store adds a little theatre. Naturally cool, it provides ideal conditions for storing red wine.

Cars are well catered for too, thanks to a large 393 sq ft double garage with direct access through the utility room, making it easy to unload the shopping and enter the house in the dry.





The heart of the home

At the heart of the house is the superb 34'9" kitchen, dining and family room. The current owners knocked through the original sitting room and dining area to create this wonderfully sociable space, designed for both everyday family life and entertaining.

Two sets of bi-fold doors flood the room with light and open directly onto the garden, creating a seamless connection between the house and garden.

At the far end, the generous sitting area has ample room for two large sofas and is arranged around a gas fire. Beautifully lit bespoke shelving sits on either side, providing plenty of space for books and display pieces.





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A wonderfully sociable space

A large central island forms the centrepiece of the kitchen. It is equally suited to breakfast on the go or friends gathering over a glass of wine while dinner is prepared. There are twin ovens, a gas hob, integrated appliances and a wine fridge, complemented by marble worktops and matching splashbacks.





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Just off the kitchen is an excellent utility room, with a sink, space for laundry appliances and doors leading directly to both the garden and double garage. This creates a practical everyday entrance to the house, ideal for muddy dogs, football boots or returning from a winter walk on one of the village commons.



Bright & generous accommodation

The oak and glass staircase rises to a bright landing, from which there are five bedrooms, two with en suites, together with the family bathroom.

The impressive principal bedroom has been beautifully fitted with bespoke cabinetry, including a dressing table with illuminated shelving and excellent storage surrounding space for a large television. It also benefits from professionally installed air conditioning, helping to ensure a comfortable night's sleep during the warmer summer months.

A separate dressing room, with fitted wardrobes running along both sides, leads through to the superb en suite bathroom, with twin basins, a freestanding double-ended bath and an exceptionally generous walk-in shower.





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Bedroom two is another generous double, with fitted wardrobes and its own en suite shower room.

Bedrooms three and four are also doubles, with bedroom four currently arranged as a cinema room. Bedroom five is currently used as a second study. All three are served by the family bathroom.



A sunny garden for outdoor living

The west-facing garden also enjoys an open aspect to the south, allowing it to catch the sun throughout the day and well into the evening. The patio runs the full width of the house, flowing naturally from both sets of bi-fold doors.

Step down from the terrace into a snug, sunken fire-pit area, ringed with built-in bench seating – an inviting spot for evening drinks, or marshmallows and sparklers as the weather turns cooler.

Beyond, a wide expanse of easy-care artificial lawn gives plenty of room to run about, with established planting and trees providing an attractive green backdrop.



A well-connected location

Hartley Wintney is one of those villages people spend years trying to get into. Its bustling High Street offers an excellent mix of independent shops, boutiques and cafés, together with a useful Tesco Express, all gathered around a village green with its duck pond and the famous Mildmay Oaks.

The cricket green is one of the oldest continuously used cricket grounds in the country, and between the golf club, tennis club and community centres, there's always something going on.

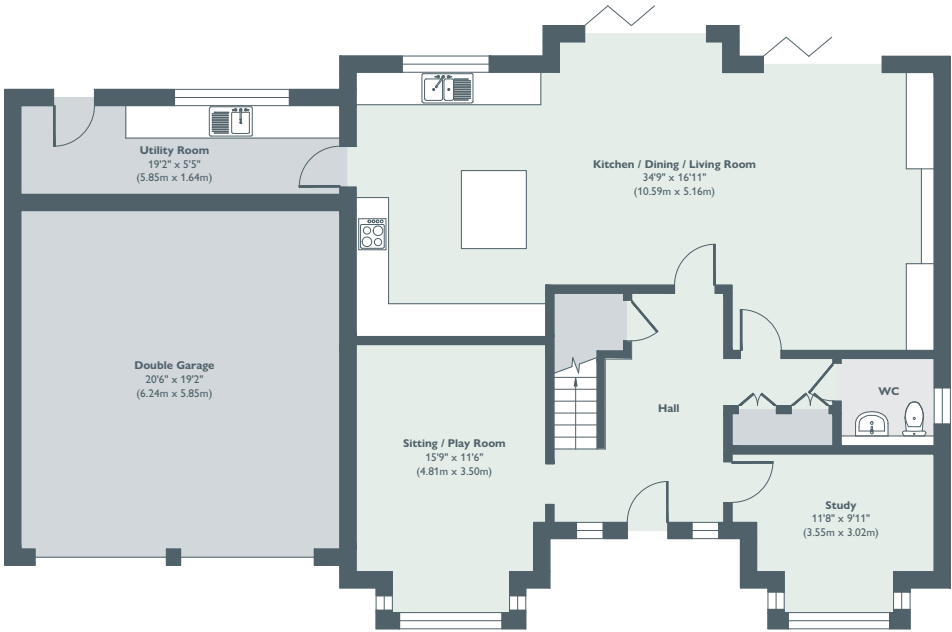
Families are exceptionally well served for schooling. Oakwood Infant School and Greenfields Junior School sit right in the village, both rated Good by Ofsted,

while Robert May's School in nearby Odiham provides secondary education. For those looking further afield, Lord Wandsworth College in Long Sutton offers an excellent independent option close by.

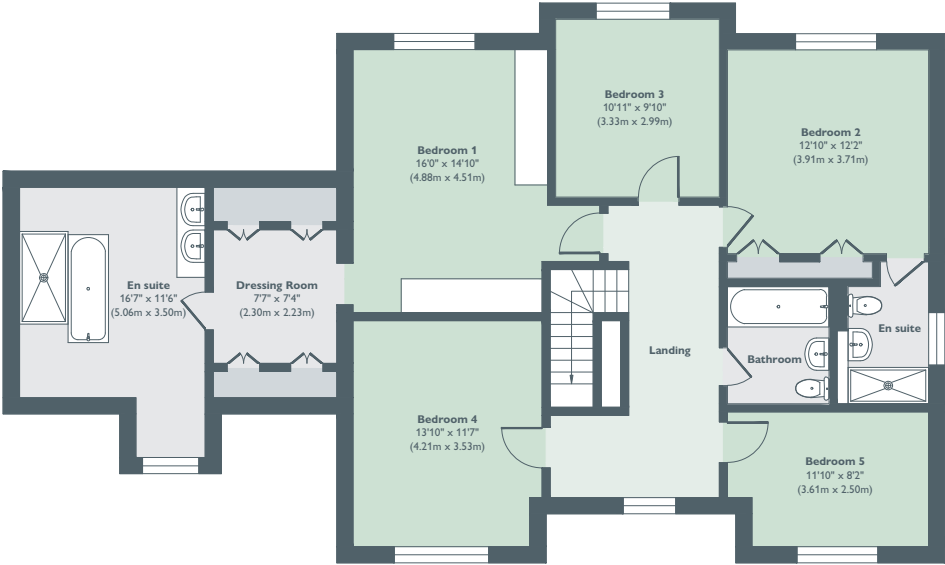
Commuting is straightforward too. Winchfield station, a few minutes away, runs direct services to London Waterloo in around an hour, with Fleet and Hook stations nearby offering further options and faster journey times. By road, the village sits just off the A30, with Junctions 4a and 5 of the M3 both close at hand, giving swift access to Basingstoke, Fleet, Farnborough and on to London and the motorway network beyond.

Floorplans

HOUSE	GARAGE	TOTAL
2,461 sq ft (228.6 sq m)	393 sq ft (36.5 sq m)	2,854 sq ft (265.1 sq m)



GROUND FLOOR



FIRST FLOOR

Finer details

OVERVIEW

- An impressive, energy-efficient modern family home, extending to approximately 2,461 sq ft
- Excellent B energy rating
- Beautifully improved to create exceptional space for family life and entertaining
- Superb 34'9" kitchen, dining and family room opening directly onto the garden
- Separate sitting room, study, utility room and beautifully lit wine store
- Five bright bedrooms and three bathrooms, including a luxurious principal suite
- Sunny west-facing garden with a full-width terrace and sunken fire-pit area
- Large 393 sq ft double garage. The house is set within a small gated development close to Hartley Wintney and Winchfield station

SERVICES & FEATURES

- Mains gas, electricity and water
- Ultrafast full fibre broadband available, with speeds of up to 1,600 Mbps according to Openreach
- Council Tax Band G – Hart District Council
- Small, secure private development with electric gated access
- Resident-run management company, with each homeowner serving as a director
- Annual contribution of up to approximately £1,200, covering the complete management and maintenance of the shared septic system and drainage, gate maintenance and electricity, together with a reserve fund for future works
- Professionally fitted air conditioning in the principal bedroom
- Naturally cool wine store, ideal for red wine
- Large double garage with direct access into the house

ENERGY PERFORMANCE

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	91 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IN THE AREA

- The independent shops, cafés, pubs and restaurants of Hartley Wintney
- Historic cricket green, village commons and magnificent Mildmay Oaks
- Excellent local golf, tennis and cricket clubs
- Oakwood Infant School and Greenfields Junior School in the village
- Robert May's School in nearby Odiham
- Excellent independent schools, including St Neot's, Wellesley Prep, Sherfield School and Lord Wandsworth College
- Direct trains from Winchfield to London Waterloo in around an hour
- Excellent road connections via the A30 and M3





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