



**Selbon**

Residential sales & lettings

Church View, Hartley Wintney, Hook,  
Hampshire, RG27 8LN

Guide price £685,000 Freehold



**01252 979300**

[Selbonproperty.co.uk](http://Selbonproperty.co.uk)

- Four Bedroom Detached Family Home
- Kitchen With Separate Utility Room
- Conservatory
- Private Rear Garden
- Siding Onto An Open Green Space
- Two Reception Rooms
- Cloakroom
- En-Suite Shower Room To The Principal Bedroom
- Integral Garage and Driveway
- Cul-De-Sac Location

Selbon Estate Agents are delighted to offer to the market this four bedroom detached family home, located within a cul-de-sac location in Hartley Wintney.

The current school catchments include: Oakwood Infant School, Greenfields Junior School and Robert May's Secondary School.

To the ground floor, the hallway offers stairs to the first floor, access into the living room and kitchen, a storage cupboard and a downstairs cloakroom with W.C. and wash basin. The front aspect, bay fronted living room features an exposed brick fireplace and access into the dining room through glass panelled French doors. Downstairs also features a spacious conservatory, kitchen with a range of base and eye level storage cupboards, oven, four burner gas hob and folding extractor fan. There is a separate utility room to the rear, leading through into an integral garage with lighting and power.

To the first floor, the landing gives access to four bedrooms, three of which have fitted wardrobes, with the principal bedroom also benefitting from an en-suite shower room with W.C., wash basin and a glass panelled shower cubicle. The family bathroom is also located on the first floor, again benefitting from a W.C., wash basin and a jacuzzi bathtub.

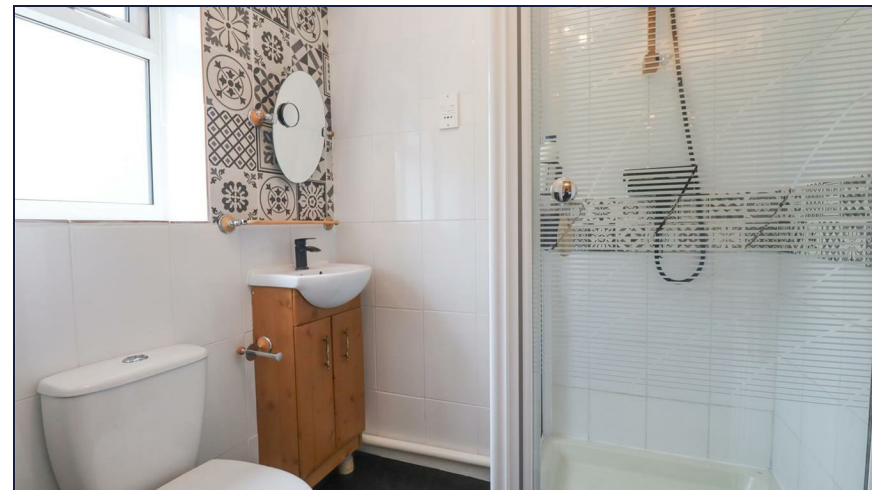
Other notable features include double glazing and gas central heating (electric radiators in the conservatory).

The garden is mainly laid to lawn with a surrounding flower bed. There is side access, back to the front of the home and additional parking on the driveway, located in front of the garage.

Church View is approximately one mile distant from Hartley Wintney village centre, here you'll find a range of independent shops, Tesco express, and several pubs and restaurants. For anyone looking to commute, Winchfield Train Station is approximately 1.5 miles away and Fleet Train Station approximately 4.6 miles away. North and Southbound junction 5 of the M3 can be found in the adjoining Village of Hook.









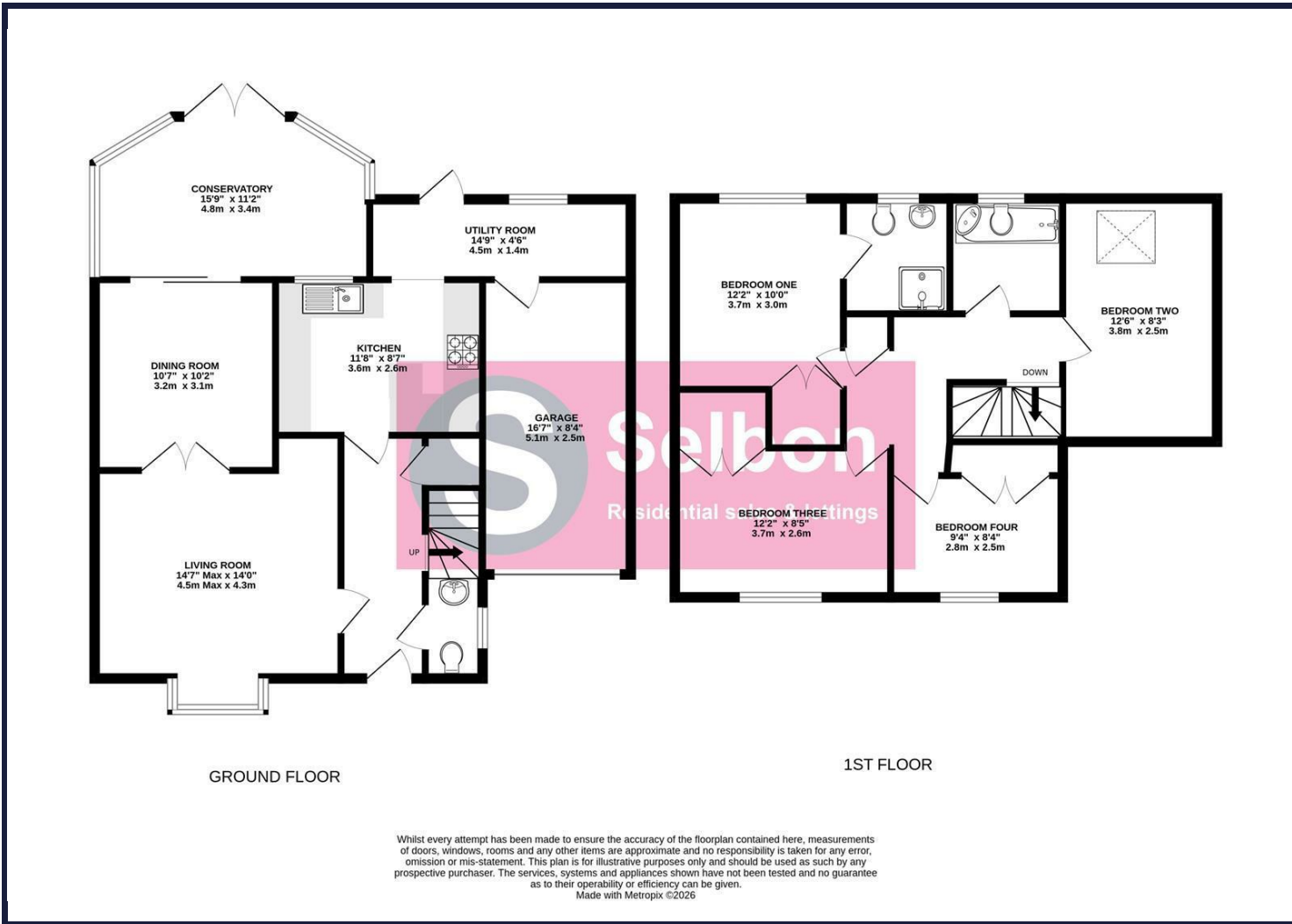




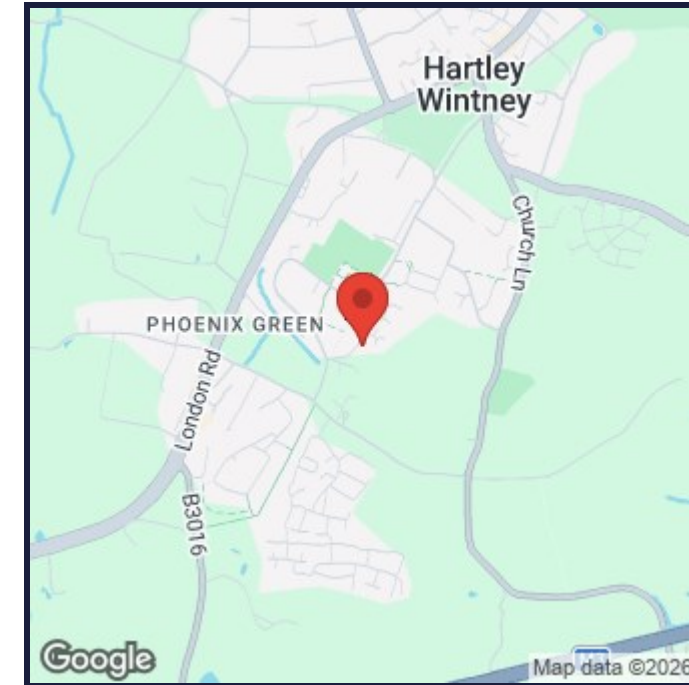




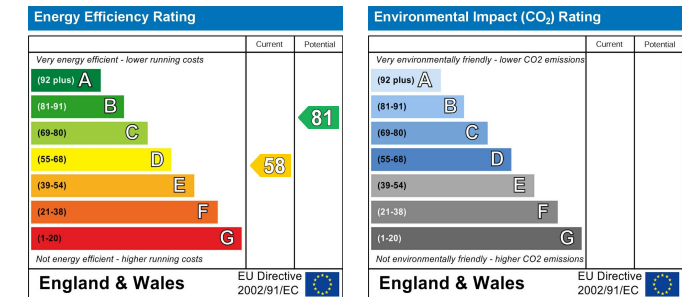
## Floor Plans



## Area Map



## Energy Performance Graph



## Viewing

For further information on this property or to arrange a viewing please contact Selbon Estate Agents on 01252 979300

Council Tax Band: F

## Selbon Property Services Ltd

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