



Selbon

Residential sales & lettings

London Road, Hartley Wintney, Hook,
Hampshire, RG27 8HR

Offers in excess of £375,000 Freehold

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01252 979300
Selbonproperty.co.uk

- Character Semi Detached Home
- Fitted Kitchen
- Gas Radiator Heating
- Enclosed Front Garden
- Conservation Area
- 2 Reception Rooms
- 2 En Suite Bedrooms
- Double Glazed Windows
- Grade 2 Listed Building
- On Street Parking

Selbon Estate Agents are delighted to offer this charming semi detached cottage to the market, conveniently located in the ever popular village of Hartley Wintney.

Situated in a conservation area with Grade II listed status and period features, history points to the home dating back to the 18th century with parts of the neighbouring property, suggested to date back, 300 years.

Due to the nature of the conservation area and listed status, recent Works have been completed to improve and maintain the property heritage status, and working alongside the local council there is no forcible works on this property, However Like any historic property maintenance work is to be expected buyers should be well aware of the responsibilities of owning heritage property and Listed Building.

The home is accessed via a garden gate, leading to the front garden and the attractive canopied entrance porch with the front door leading to the dining room. The dining room has a cupboard housing the boiler, a split stable style door leading to a strip of land to the rear of the property and open plan access to the fitted kitchen and lounge. The lounge has a wood burning stove, French doors to the front garden and a door leading to stairs to the first floor landing.

The first floor landing has doors leading to the 2 bedrooms, both bedrooms benefit from storage cupboards and en suite shower rooms.

Further benefits include gas central heating, double glazed windows, a southerly facing front garden, We are advised by the current vendors that there are approved access rights for 2 cars to park at the side of the property, however there are no official parking areas.

The high street is just over 0.5 miles away and offers a good range of independent outlets. There are a good number of eateries and public houses both in the village and nearby. There is access to local schools, walking and cycling routes, as well as excellent communication links, including the M3 & M4 and railway stations.







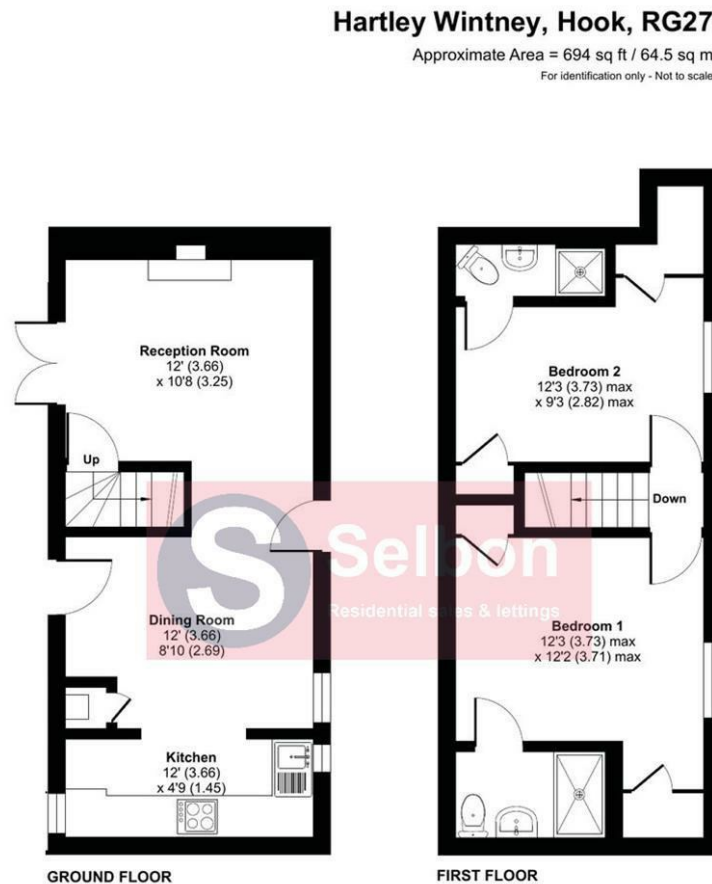




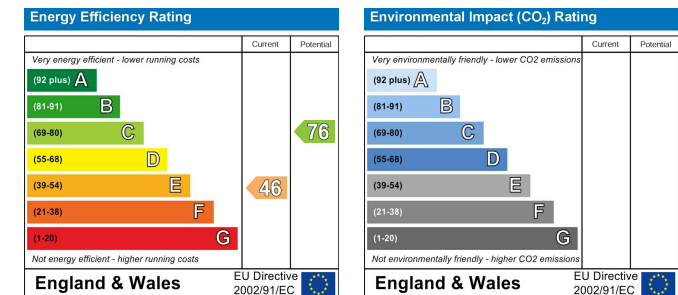


Floor Plans

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

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Council Tax Band: D

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