

3 Bed Semi-Detached In Sandy Lane Hartley Wintney, Hook, RG27 8DN £525,000





## SHORT DESCRIPTION

Property Ref: 16281 Key Features Semi-detached home set back from the road in a sought-after rural village Detached garden office (15m<sup>2</sup>) with two private workspaces, wired internet & electricity — ideal for remote working or a home business Extensive rear garden with glass conservatory and scope to extend (STPP) Ample driveway parking to the front Stylish double-aspect kitchen with contemporary gloss units Bright front-to-back lounge with wood-effect flooring Two double bedrooms and a flexible single, with recent redecoration to two bedrooms, the landing and staircase Family bathroom with white suite Practical utility room Excellent commuter links — Winchfield station, M3 via A30 Description The Property A well-presented and thoughtfully improved semi-detached home, offered in excellent decorative order throughout. A bright front-to-back living room with windows facing both east and west, allowing natural light to flow through the space throughout the day. The dual-aspect layout creates an airy, open feel, making it an ideal setting for relaxing, family time, or entertaining guests. The contemporary kitchen features sleek gloss-style units with contrasting worksurfaces and benefits from double-aspect windows that flood the room with natural light. A practical utility room keeps everyday living neatly contained, while an inner lobby connects through to the recently added glass conservatory, extending the living space into the garden. Upstairs, three well-proportioned bedrooms comprise two comfortable doubles and a versatile single. The second and third bedrooms have been freshly redecorated, along with the landing and staircase, and all three are served by a family bathroom fitted with a clean white suite. The Garden Office A rare and genuinely useful addition to the property, the purpose-built detached garden office offers approximately 15m<sup>2</sup> of dedicated workspace divided into two separate private offices, each measuring around 2.5m x 3m. Fully equipped with electricity and wired internet, it is ready to use from day one — whether for remote working, a creative studio, a home business, or simply a quiet retreat away from the main house. The Grounds Set back from the road behind a generous driveway providing ample off-road parking. To the rear, a substantial mainly lawned garden offers real depth and versatility, with a garden office, the glass conservatory, and further potential to extend. Location Situated in a well-preserved rural village with a genuine sense of community, the property enjoys the best of both worlds — a peaceful setting with strong commuter credentials. The A30 provides easy access to Hook, Fleet, and the M3, while Winchfield station offers regular direct services to London Waterloo, Clapham Junction, Basingstoke, Woking, and Farnborough. The village itself punches well above its size, with independent shops, traditional public houses, a cricket club, a golf club, a theatre, three ponds, and surrounding woodland. Community events run throughout the year, and the area is well served by reputable local schools including Oakwood and Greenfields. Property Type: Semi-detached Full selling price: £525000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement: 1075 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Driveway, Private Heating Type: Double Glazing Chain sale Possession of the property: Self-occupied -----

3

Bed Room(s)

1

Bath Room(s)

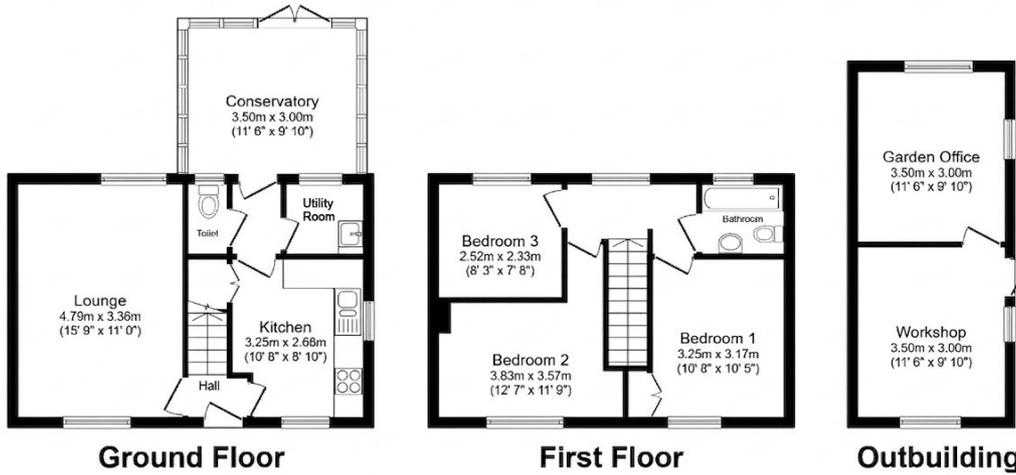
1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 99.8 sq.m. (1,075 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

## EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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