



WATER STREET CRANBOURNE BH21
£2,000 PER MONTH AVAILABLE NOW

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Water Street Cranbourne BH2 1

£2,000 Per Month
Unfurnished

 **4 Bedrooms**
 **3 Bathrooms**
 **1 Reception**

Features

- Presented to a high standard, - Four bedrooms, - Two en-suites, - Driveway Parking, - Village Location

Council Tax

Council Tax Band D

Hamptons

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{ WELL-PRESENTED COTTAGE IN DESIRABLE VILLAGE LOCATION

The Property

A beautifully presented four bedroom cottage situated in the popular village of Cranbourne. Benefitting from flexible accommodation, a wonderful garden and driveway parking. The front door opens into a welcoming entrance hall leading through to the open plan kitchen/dining room. The kitchen benefits from modern wall and base units, integrated fridge freezer, dishwasher, washing machine, AGA and a secondary oven with electric hob. There is plenty of space for a dining table and a feature fireplace. Following through to the sitting room which is light with dual aspect windows and a wood burner. Also on the ground floor there is a spacious double bedroom with patio doors leading out to the garden and an en-suite wet room, alternatively this room would also make a great second reception room. A down cloakroom completes the ground floor. Upstairs there are two further double bedrooms, one of which benefitting from an en-suite shower room. There is a further single bedroom and a family bathroom. The garden wraps around the property, mainly laid to lawn with a patio seating area for entertaining and a garden shed at the top of the garden. There is driveway parking for at least two cars, with a timber framed car port.

Location

Situated in the picturesque village of Cranbourne. The village has several amenities including a post office and shop, several public houses, hotels and restaurants, and then Cranbourne Manor garden centre and tea rooms. There is a great selection of state, grammar and independent school options within easy reach.



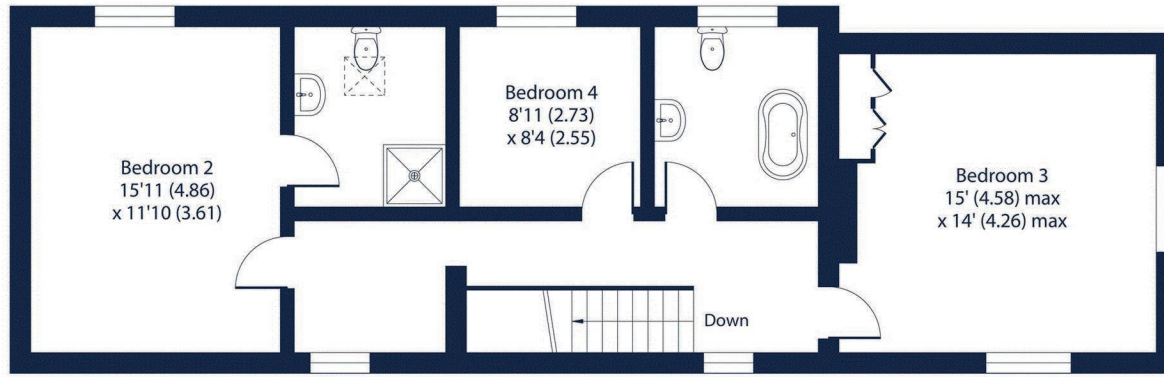
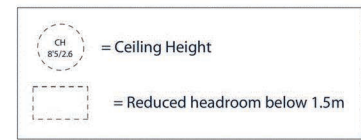
Water Street, Cranbourne , BH21

Approximate Area = 1870 sq ft / 173.7 sq m

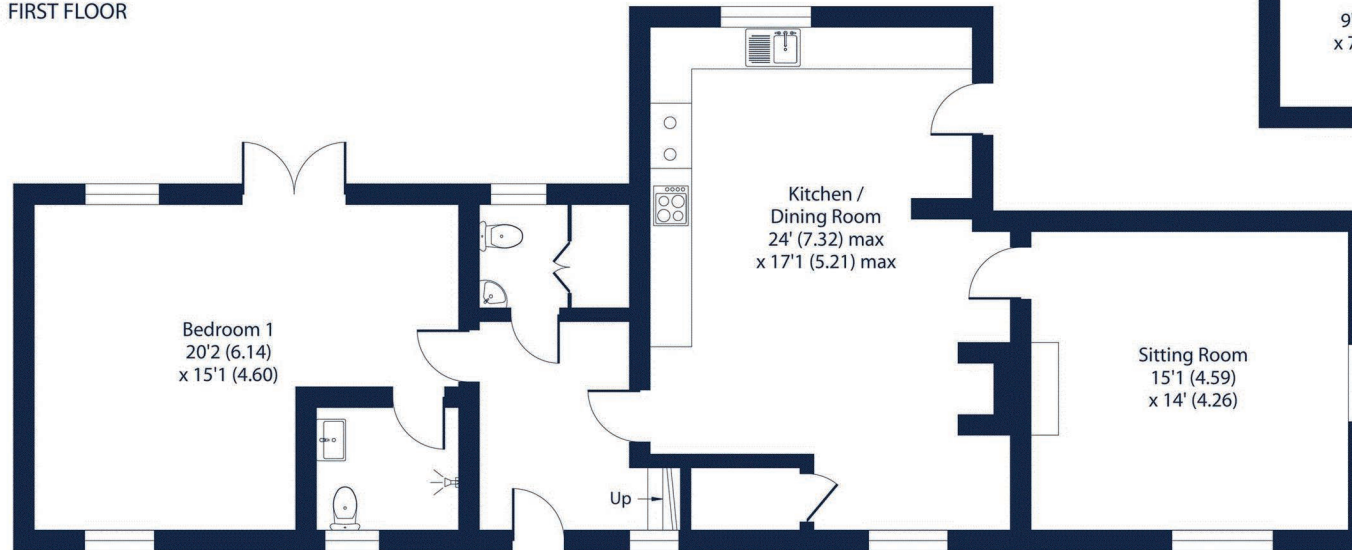
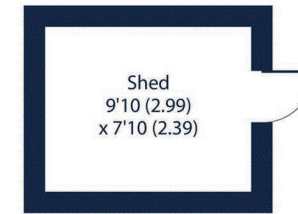
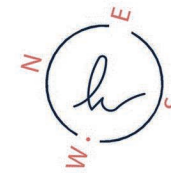
Outbuilding = 77 sq ft / 7.1 sq m

Total = 1947 sq ft / 180.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom2024. Produced for Hamptons. REF: 1192568

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

