



**FIFEHEAD HILL FIFEHEAD MAGDALEN SP8**  
*£2,000 PER MONTH AVAILABLE 26/09/2024*



**Hamptons**

THE HOME EXPERTS

# { THE PARTICULARS

**Fifehead Hill Fifehead Magdalen  
SP8**

**£2,000 Per Month  
Unfurnished**

 **4 Bedrooms**  
 **3 Bathrooms**  
 **3 Receptions**

## Features

- Four Bedrooms, - Three Reception Rooms, - Beautiful Garden, - Available for a 6 month tenancy

## Council Tax

Council Tax Band G

## Hamptons

54 Castle Street  
Salisbury, SP1 3TS  
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www.hamptons.co.uk

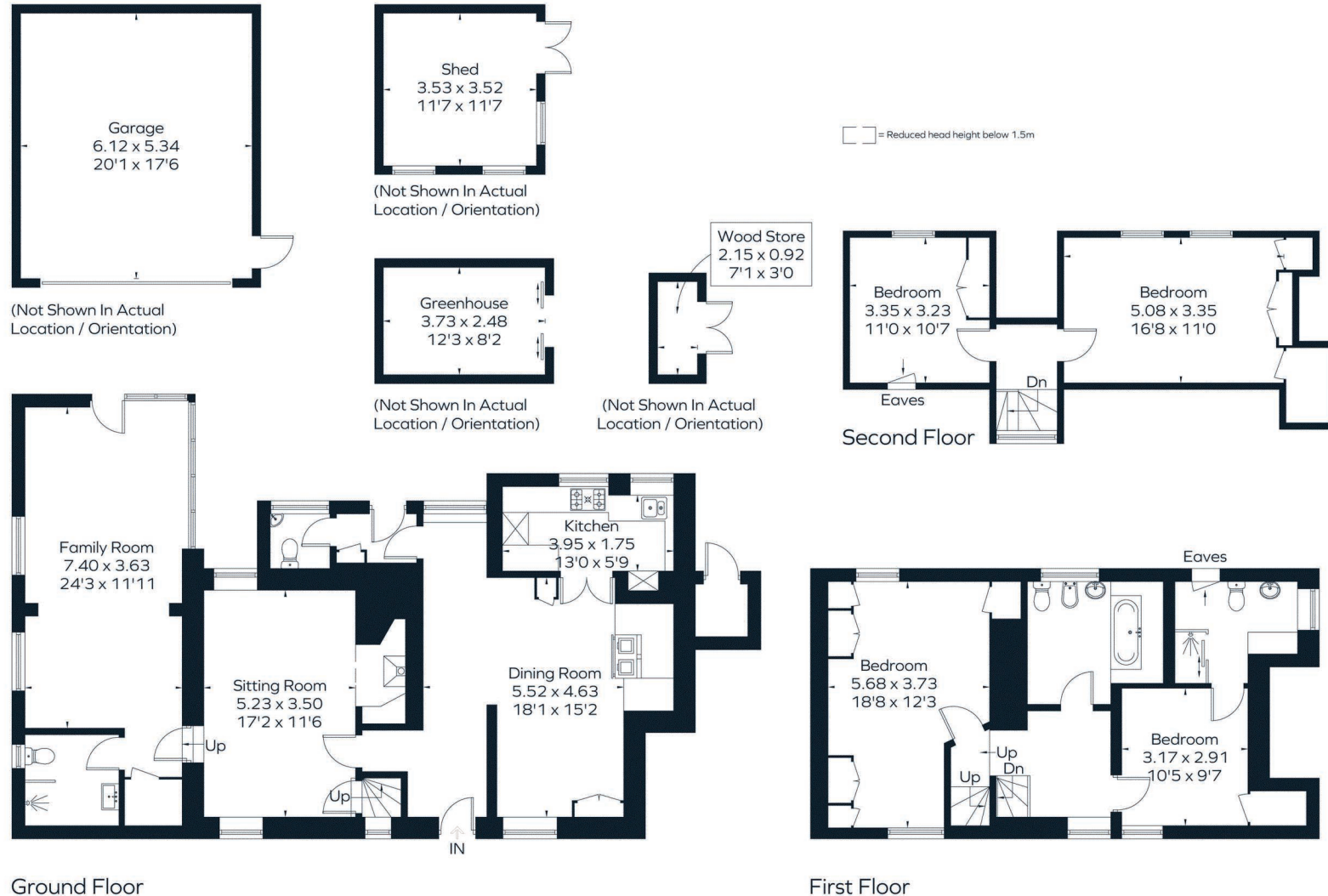
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## The Property

The front door opens into a welcoming entrance hall leading through to a spacious dining area, which leads through to a modern kitchen with AEG appliances. There is a further two reception rooms; a cosy sitting room with a log burner and a light garden/family room with two patio doors overlooking the garden. A shower room and a separate cloakroom complete the ground floor. To the first floor is a spacious primary bedroom with adjacent family bathroom and a second bedroom with an en-suite. On the third floor, you will find a further double bedroom. Externally, the private gardens are extensive and wrap around the home, laid to lawn with mature shrubs and attractive colourful floral beds. There is a shed and a greenhouse. The driveway is to the side of the property and offers parking for multiple vehicles with a double garage. Available to let for a 6 month tenancy term. Situated in a rural position overlooking open fields on the edge of Fifehead Magdalen village. Within the village, there is a church and village hall. Nearby is the hilltop town of Shaftesbury (7.3 miles) and Gillingham (5.5 miles) where there is a mainline train station to London Waterloo.



Approximate Area = 202.8 sq m / 2183 sq ft  
 Outbuildings = 56.3 sq m / 606 sq ft (Including Garage)  
 Total = 259.1 sq m / 2789 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 324394

**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.

Energy Efficiency Rating	
Current	Potential
42	97
<small>For single office, higher rating scales</small> <small>EU Directive 2002/91/EC</small>	
<b>England &amp; Wales</b>	

