



Fairview Hatchett Hill, Lower Chute Andover, SP11 9DU

- DETACHED HOUSE
- NEW KITCHEN
- UNDERFLOOR HEATING
- PETS ACCEPTED WITH 3% SURCHARGE
- FOUR BEDROOMS
- AIR SOURCE HEAT PUMP
- LARGE GARDEN
- FEATURE FIREPLACE

Rent: £2,500 PCM

A rare opportunity to rent a substantial 4 bedroom detached house in the highly desirable Lower Chute, Andover.

Size: 2,065 sq ft

Council Tax: Wiltshire £3,197.74 (2024/25). Band F



Dilapidation Deposit: Equivalent to 5 weeks' rent, to be held by The Deposit Protection Service for the duration of the tenancy.

Holding Deposit: Equivalent to one weeks' rent.

Services: Mains electricity and private drainage

Other Fees: See Website.

The Property

A large, detached family home, nestled within the picturesque and peaceful surroundings of the Lower Chutes, Andover. The property provides spacious living accommodation and a substantial garden. The property further benefits from a brand-new and stylish kitchen, newly installed air source heat pump and underfloor heating on the ground floor.

Location

Lower Chute is one of the sought after Chutes, in the North Downs Area of Outstanding Natural Beauty. Local amenities are available in Weyhill and Ludgershall whilst more comprehensive facilities can be found in Andover. Within the Chutes there is a village hall and also the local pub; The Hatchet Inn, which is conveniently located within a very short walk of the property. There are mainline railway stations at Andover (London Waterloo), Hungerford and Newbury (London Paddington).

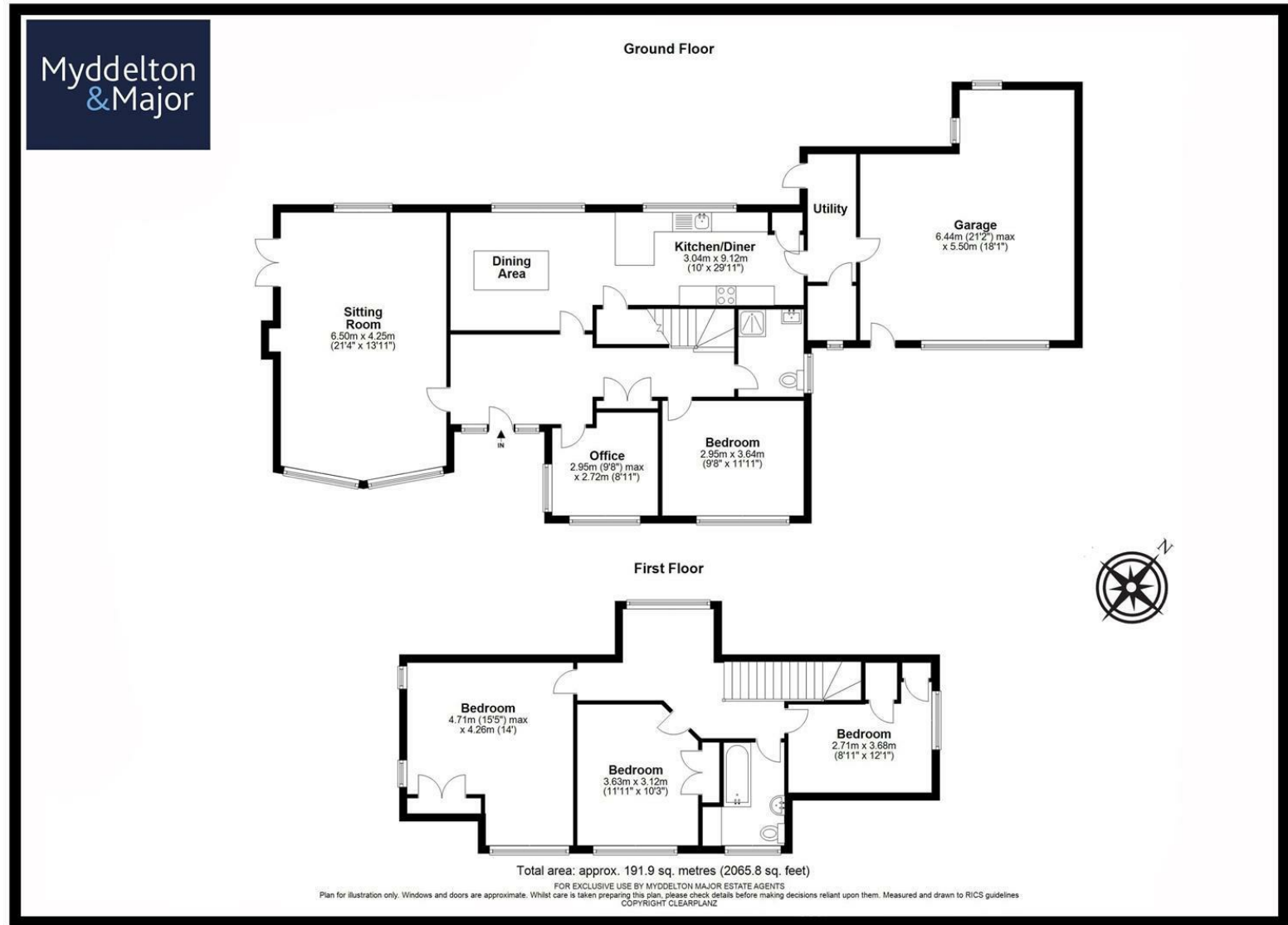
Tenancy & Restrictions

To be let unfurnished on an Assured Shorthold Tenancy (minimum term of 12 months, thereafter on a monthly basis). No smokers or sharers.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus) A			78
(81-101) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



Disclaimer Notice:

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