

SIMMONS & SONS

To Let



- Farm House
- Kitchen/Breakfast Room
- Dining Hall
- Sitting Room with wood burner
- 2 Bathrooms
- 3 Double Bedrooms
- Council Tax Band – D
- Energy Performance Rating - E49

Wootton St. Lawrence, Basingstoke

£2,250.00 PCM

Trusted since 1802

HENLEY-ON-THAMES | MARLOW | BASINGSTOKE

23, Wootton St. Lawrence

Basingstoke

RG23 8PE

Substantial attached period farmhouse situated in the centre of the village of Wootton St Lawrence with views over the Church.

The accommodation comprises: Ground Floor: dining hall, sitting room with wood burning stove, 'live in' kitchen with range cooker, integrated dishwasher and doors to garden, utility room with water softener and space for washing machine and tumble dryer, boot room, cloakroom. First floor: 3 large double bedrooms, shower room and family bathroom with shower over bath.

Outside: mature partly walled garden, storage sheds and wood store, secure ample parking to the rear. Oil Fired Central Heating, septic tank drainage.

Local Authority - Basingstoke & Deane Borough Council

Council Tax Band - D

Energy Performance Rating - E49

Services

Heating: Oil

Water: Private Supply

Sewerage: Private Supply

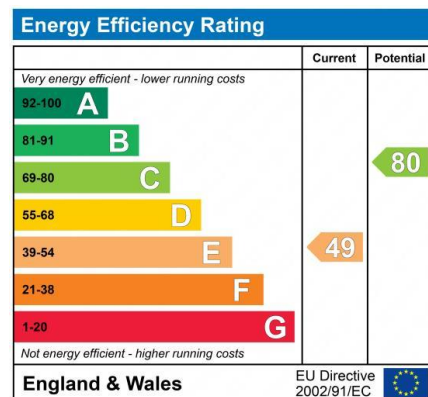
Broadband: Ask Agent

VIEWINGS - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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