

To Let



- Two Bedrooms
- Detached Property
- Peaceful Village Location
- Garden
- Kitchen with appliances
- Parking
- Council Tax Band – C
- Energy Performance Rating - E49

Farnham Road, Hook

£1,495.00 PCM

SIMMONS & SONS

www.simmonsandsons.com

Little Hatchwood, Farnham Road

Hook,

RG29 1AB

A detached cottage set in the grounds of a large country house in a peaceful setting on the outskirts of Odiham however within walking distance of all local amenities. The accommodation comprises: entrance porch, kitchen/breakfast room with oven, hob, washing machine, fridge/freezer, sitting room with feature fireplace and further reception room/second bedroom. On the first floor are ample storage cupboards on the landing, double bedroom and bathroom with shower over bath, separate wc. Garden and Parking for 2 cars (grass and hedges maintained by landlord) electric heating, septic tank.

Regrets: NO PETS. Rent includes Water Charges.

Local Authority - Hart District Council

Council Tax Band - C

Energy Performance Rating - E49

Services

Heating: Electric

Water: Private Supply

Sewerage: Private Supply

Broadband: Fibre to cabinet

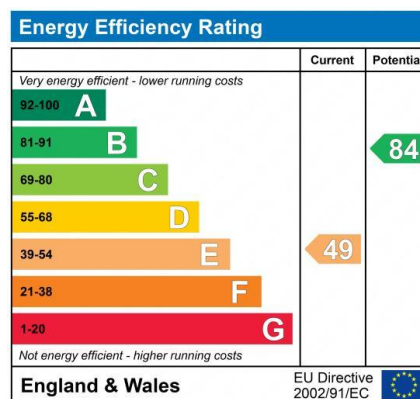
VIEWINGS - Strictly by appointment only with
Simmons & Sons - Basingstoke Lettings

T: 01256 337100

E: basingstoke@simmonsandsons.com



Simmons & Sons Surveyors LLP for themselves and for the vendors or lessors of the property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract or offer; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and any other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of Simmons & Sons has any authority to make or give any representation or warranty whatsoever in relation to this property.



Sales

Lettings & Management

Commercial

Development

Rural

32 Bell Street
Henley-on-Thames
Oxon
RG9 2BH
T: 01491 571111

1 High Street
Marlow
Bucks
SL7 1AX
T: 01628 484353

12 Wote Street
Basingstoke
Hants
RG21 7NW
T: 01256 327711

Peper Harow
The Estate Office
Godalming
GU8 6BQ
T: 01483 418151