



National
Trust

London & South East

To Let

The Lodge, Hinton Ampner, Alresford
Hampshire

£1500 calendar month



A two bedroom detached lodge located at the entrance of The National Trust's Hinton Ampner Parkland. The property has been recently decorated throughout to provide a modern but sympathetic finish and further benefits from a good sized garden, parking and garage. Available immediately.

Viewings strictly by appointment only.

Please contact Helen Gee: helen.gee@nationaltrust.org.uk.



The Lodge Hinton Ampner



The Lodge, Reception Room



The Lodge, Kitchen



The Lodge, Bathroom

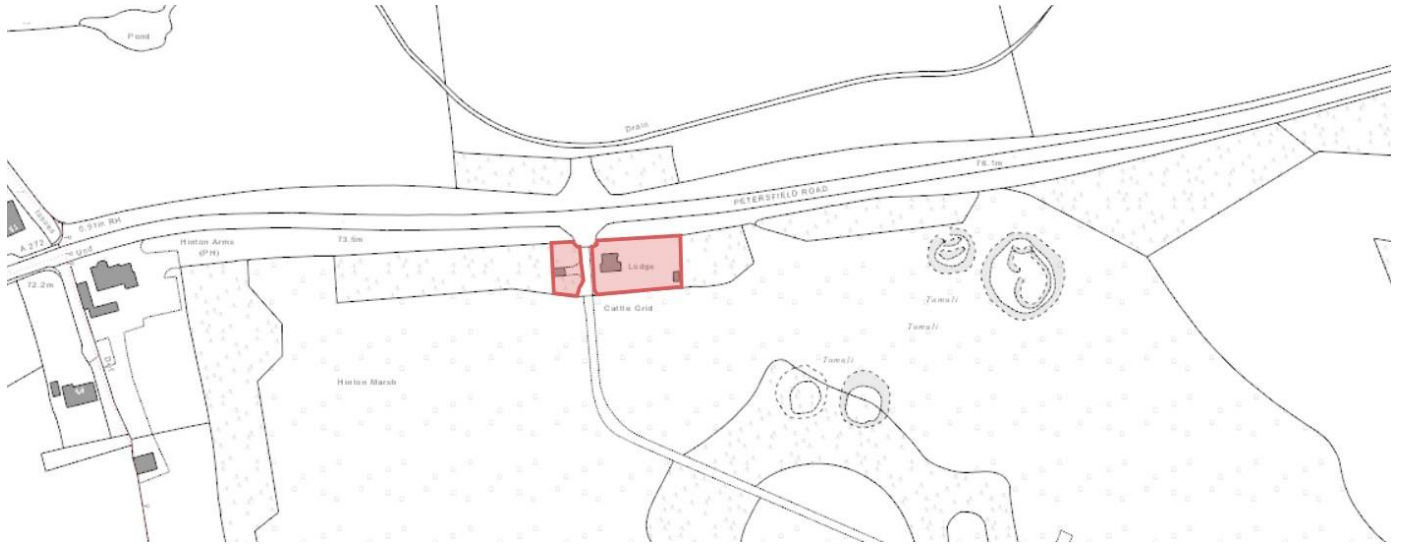


The Lodge, Bedroom

The Location

The property is located on The National Trust' Hinton Ampner Estate which came to The Trust in 1985. Hinton Ampner House is a stately home with modern 20th century gardens surrounded by parkland and wider farmland. Hinton Ampner House and Gardens are open to the public all year round and welcomes over 130,000 visitors annually.

The Lodge itself is located inside the gated entrance of Hinton Ampner parkland and adjacent to the A272, so some disruption and noise should be expected during busy periods.



Directions

From Winchester:

Take the A272 road towards Petersfield and follow this road for approximately 5/6 miles. Upon entering Cheriton village, The Lodge can be seen on the right-hand side just inside the main gates of Hinton Ampner parkland.

Sat Nav users should use the postcode: SO24 0NH

For users of What3Words please use: reveal.couch.tripling

The National Trust

The National Trust is Europe's leading conservation charity, and is committed to preserving special places for ever, for everyone. The Trust depends on the income it generates from its rental properties, and it could not deliver its core objectives without the support of its thousands of tenants and volunteers.

The successful tenant will receive Tenant-Custodian membership of the National Trust which entitles them to free access to Trust properties across England and Wales.

The Property

Entrance Hall

Stairs to first floor, doors leading to living room and dining room

Living Room

Window to front aspect with secondary glazing, alcove storage cupboards, feature fireplace, radiator

Dining Room

Bay window to front aspect and further window to side with secondary glazing, feature fireplace with storage cupboards to side, door to kitchen

Kitchen

Modern fitted kitchen with high- and low-level units with worktop over and tiled splash backs, space for cooker (to be provided by the tenant), extractor hood, stainless steel sink unit, window to side with secondary glazing, larder cupboard, door to utility room/cloakroom

Utility Room / Cloakroom

Fitted cupboard storage with worktop over, space for two under counter appliances (tenant to supply). WC, vanity sink, window to side with secondary glazing

First Floor

Bedroom 1

Dual aspect double bedroom with built-in storage cupboard with rail

Bedroom 2

Double bedroom with built-in storage cupboard with rail, view to front

Shower Room

Three-piece suite with shower cubicle, WC, Pedestal sink unit, tiled surrounds, window to side with secondary glazing, storage shelves

Outside

Good sized rear garden with storage sheds (all let in their current condition). To the front of the property there is an off-road parking space for two cars (no other vehicles permitted) and wooden garage.

Outgoings and Services

The property benefits from mains electricity and water, oil fired central heating, and septic tank sewerage connection.

Tenants are to provide their own white goods. TV and Internet connection must be organised by the tenant.

The tenant is responsible for all outgoing relating to the property.

Council Tax

The tenant is to pay Council Tax. The property is in band E for Council Tax and is payable to Winchester City Council. Please refer to their website for 2024/2025 charges.

Energy Performance Certificate

An Energy Performance Certificate is available for this property in accordance with the Energy Performance of Buildings Regulations.

Score	Energy rating	Current	Potential
92+	A		103 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

The Tenancy

Term

The property is available to let under an Assured Shorthold Tenancy for an initial term of 6 or 12 months, after which there could be an opportunity for the term to be extended.

Rent

The prospective tenant is asked to pay £1500 per calendar month. The rent is to be payable by Direct Debit monthly in advance with the first payment being made on the commencement of the tenancy.

Rent reviews

The National Trust carries out rent reviews of the property every two years to open market value.

Deposit

The Tenant will not be required to pay a deposit or a holding deposit.

Insurance

The National Trust will be responsible for insuring the building, but the Tenant will be responsible for insuring the contents.

Repairing Responsibilities (Summary)

The Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration.

The Tenant will be responsible for internal repairs and decoration, garden, fences, drives, and the cost of servicing appliances.

Sub Letting

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

Pets

Tenants must seek the landlord's permission for any animals or birds to be kept at the property.

National Trust tenants

As a tenant of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your tenancy. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting tenant-landlord relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

Viewings and Further Information

Viewings

Viewings strictly by appointment only.

Contact the Lettings Officer Helen Gee for more information, or to arrange a viewing.

helen.gee@nationaltrust.org.uk

GDPR

Our full Privacy Policy can be found online at <https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at www.nationaltrust.org.uk/tenants

Tenant Fees Act 2019 – National Trust Permitted Payments Schedule – 1st June 2019

Permitted Payment	Notes
Deposits	Whilst the receipt of a deposit is a permitted payment under the Tenant Fees Act 2019, for organisational reasons, we do not currently take deposits or holding deposits for our residential lettings.
The Rent	The agreed rent for the property is a permitted payment and payable as per the terms of the Tenancy.
Utilities (Water, Gas, Electricity, Septic Tank)	<p>Tenant/s will be responsible for the payment of Utilities.</p> <p>Where forming part of the letting and as set out in the Tenancy agreement, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate. Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic tank to the Tenant/s.</p> <p>In line with the Tenant Fees Act 2019, we may also add an administration charge for Water at £5 per annum for a property without a meter and £10 for a property with a meter.</p>
Council Tax	<p>Tenant/s will be responsible for the payment of council tax.</p> <p>Although these situations are uncommon, we may pay these and recharge these costs to Tenants where appropriate.</p>
Telecoms/Broadband	<p>Tenant/s will be responsible for the payment of their supply of communication costs such as Telecoms and Broadband.</p> <p>The sub-recharging of communications costs such as telephone and broadband are a permitted payment under the Tenant Fees Act 2019, although these situations are uncommon we may recharge these costs to Tenants where appropriate.</p>
Fee for Variation of Tenancy	When requested by the Tenant/s, capped at £50, or reasonable costs incurred if higher as permitted by the Tenant Fees Act 2019.
Early Termination of Tenancy	<p>Where the Tenant/s request the tenancy is terminated early, we may ask the Tenant/s to pay the costs associated with re-advertising the property. The Rent will remain payable until a new Tenancy commences.</p> <p>The costs charged will not exceed the loss or reasonable costs incurred by the Trust.</p>
Default Charges	We may charge interest on late rental payments at the rate set out in Schedule 1, paragraph 4(5) of the Tenant Fees Act 2019