



National  
Trust

London & South East

# To Let

1 New Pond Cottages, Hinton Ampner,  
Alresford Hampshire, SO24 0LF

£1850 calendar month



A three bedroom semi-detached cottage tucked away in beautiful National Trust's Hinton Ampner Parkland. The property has been recently decorated throughout and further benefits from a generous sized garden, parking and open fronted outbuilding/garage. Available immediately.

Viewings strictly by appointment only. **Viewing day Tuesday 3<sup>rd</sup> June 2025, 10 – 2pm**  
Please contact Helen Gee: [helen.gee@nationaltrust.org.uk](mailto:helen.gee@nationaltrust.org.uk).



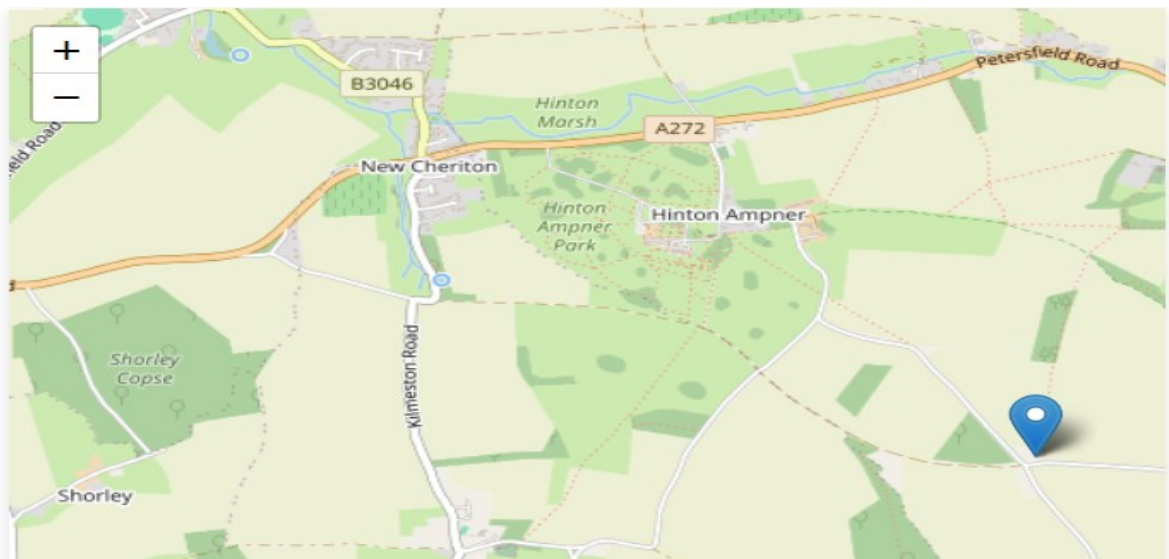






# The Location

1 New Pond Cottages is located on the National Trust's Hinton Ampner Estate within the South Downs National Park. The property is semi-detached and is one of only three properties tucked away down a quiet country lane with far-reaching views across open countryside.



## Directions

### From Winchester:

Take the A272 road towards Petersfield and follow this road for approximately 5/6 miles. Upon entering Cheriton village, the main gates of Hinton Ampner parkland will be on your right, continue to the next turning on your right, Hinton Hill. Follow this road up the hill towards the main house, continue passing several National Trust residential cottages, continue from Hinton Hill into Blackhouse Copse Lane, this bends to the left into Joans Acre Lane and 1 New Pond Cottages can be found on your left.

Sat Nav users should use the postcode: SO24 0LF

For users of What3Words please use: random.depravity.badminton



## **The National Trust**

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 20<sup>th</sup> 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 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

Hall leading to stairs and two reception rooms and kitchen to the rear.

## Living Room

Double aspect room with fireplace and wood burner. New carpets.

## Dining Room

Views to front and open countryside, feature fireplace (not usable). New carpets

## Kitchen

Fitted kitchen with vinyl flooring, space for freestanding cooker, washing machine or dishwasher, free-standing fridge/freezer. Please note that no appliances are provided with the property.

## Bathroom

Bathroom with over-bath shower and heated towel rail

## First Floor

### Bedroom 1

Dual aspect double bedroom with built-in cupboard and feature fireplace

### Bedroom 2

Double bedroom, double aspect with views to front and garden, feature fireplace

### Bedroom 3

Single bedroom, views to the rear

## WC

WC with sink

## Outside

Gardens surround the property which are mainly laid to lawn. There is a carport with driveway parking in front for two cars. There are two outside stores – one with power.

## Services

The property benefits from mains electricity and water, shared septic tank (managed by the National Trust) and private LPG gas tank. The water is on a meter and is recharged to the tenant in July and December when the meters are read by the NT.

## Outgoings & Council Tax

The tenant is to pay Council Tax and all other outgoing relating to the property. The property is in band D for Council Tax and is payable to Winchester City Council. Please refer to their website for 2025/26 charges.

## Energy Performance Certificate (EPC)

### Status: Exempt

This property is officially classified as *EPC exempt* in accordance with current government regulations. As such, an Energy Performance Certificate is not required for this listing. For further details or to confirm the exemption status, please contact the National Trust.

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

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# 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 £1850** 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, and 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.

**\*\*\* VIEWING DAY – Tuesday 3 June 10am – 2pm\*\*\***

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

[helen.gee@nationaltrust.org.uk](mailto: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](http://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, <b>we do not</b> 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