



# 8a Lodge Farm

Elvetham, Hook, Hampshire, RG27 8AS

## 2 Bedroom Ground Floor Flat

An extremely spacious and airy 2 bedroom flat in quite rural location overlooking fields. Good size garden and off road parking to the front of the property.

**£1300 per calendar month | Available July**

t. 01747 356099

w. [fowlerfortescue.co.uk](http://fowlerfortescue.co.uk)





**8a Lodge Farm**  
**Elvetham**  
**Hook**  
**Hampshire**  
**RG27 8AS**

### Description & Location

8a Lodge Farm is a deceptively large 2 bedroom ground floor flat boasting high ceilings and retaining many original features. Spacious light and airy accommodation in a rural location overlooking fields to the rear. Situated within close proximity of local amenities in the beautiful village of Hartley Wintney and within easy reach of Basingstoke, Reading and the road and rail networks.

The property is only 3 miles from Winchfield Railway Station with the London Waterloo train taking only 41 minutes. Basingstoke 11 miles, Hook 4 miles, Reading 12 miles.

### Accommodation

LARGE ENTRANCE HALL leading to:

BEDROOM 1 16'8 x 12'10  
Large double with fitted wardrobe

BEDROOM 2 11'3 x 8'11  
Double room

LIVING ROOM with large windows, high beamed ceiling and woodburner.

CELLAR 15'2 x 12'10

KITCHEN/DINER with recently fitted units and space for a large dining table.

WC

UTILITY containing boiler. Space for washing machine and tumble dryer plus store room

BATHROOM with white suite comprising bath with shower attachment, hand basin and WC

Staircase leading to:

STUDY 10'2 x 7'1  
With countryside views

### Outside

There is a good sized garden to the rear mainly laid to lawn with countryside views. Ample off road parking to front of property.

### Services and Utilities

The property is heated via Gas central heating and served by septic tank drainage and mains water.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property and average mobile phone signal from main providers. Intending tenants to satisfy themselves with broadband and mobile services available.

Council Tax Band C – Hart District Council

### Fees, Charges & Terms

The rent is £1,300pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £300 is payable to secure the property (see further details and conditions in our fee summary) and £1500 is payable as a security deposit.

### Restrictions

Pets by negotiation.

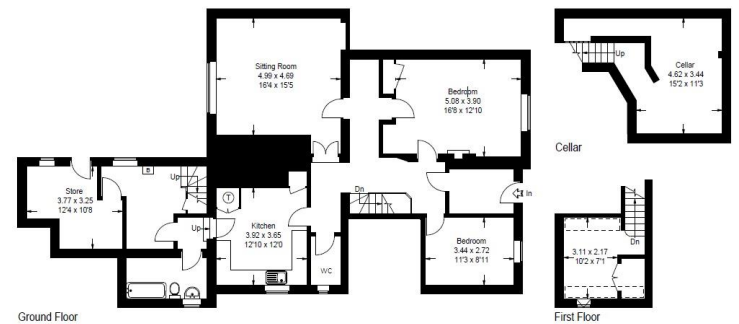
### EPC

The flat has an EPC rating 'D61'

### Availability

The property is available from July 2024

### Floorplan



### Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

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