



25 Elvetham Lane

Elvetham, Hook, Hampshire, RG27 8AJ

A newly renovated detached property with character features throughout. Situated within the sought-after rural hamlet of Elvetham with large garden and driveway parking overlooking countryside to front and rear.

£1700 per calendar month | Available now

t. 01747 356099

w. fowlerfortescue.co.uk



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Elvetham
Hook
RG27 8AJ

Description & Location

A newly renovated light and fresh two bedroom detached house retaining original character throughout, with bay window to front overlooking fields and cosy log burner to lounge. The property benefits from a good sized secure garden and ample parking to side of property. There is also a large garden shed provided adequate storage for garden machinery/bicycles etc.

Located on the Elvetham Estate, 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.

Accommodation

ENTRANCE PORCH provided excellent storage for coats and boots into:

LIVING ROOM with large bay window and woodburning stove. Neutral décor.

KITCHEN/DINER with new fitted Shaker style units, space for oven, dishwasher and washing machine. Dining area with area to side suitable for fridge freezer.

BATHROOM new white 3 piece suite with shower over bath and enclosed WC.

The first floor comprises:

MASTER BEDROOM double with exposed original beam, neutral décor and inbuilt storage/wardrobe.

BEDROOM TWO is a double room, neutral décor. Overlooking garden and countryside to rear.

Outside

There is a good sized garden to the rear and side of the property laid to lawn with path leading to rear of property for access via kitchen. Additional storage room to side of property. The gravel driveway provides ample parking for 3+ vehicles. Large new shed to rear. Views to open countryside to front and rear of the property.

Services and Utilities

The property is heated via mains gas central heating, and served by mains water.

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

Fees, Charges & Terms

The rent is £1,700pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £390 is payable to secure the property (see further details and conditions in our fee summary) and £1,960 is payable as a security deposit.

Council Tax Band D – Hart Council.

Restrictions

Pets by negotiation.

EPC

The cottage has an EPC rating 'C75'.

Availability

The property is available now.

Photos



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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