



1 Staff Cottages

Hurstbourne Priors, Whitchurch, Hampshire, RG28 7SE

2 Bedroom End Terraced Cottage

A good sized, well presented property with off road parking and garden area, situated within the grounds of an Equestrian Centre.

£1200 per calendar month | Available 25th November 2024

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w. fowlerfortescue.co.uk



1 Staff Cottages
Manor Farm
Hurstbourne Priors
Whitchurch
Hampshire
RG28 7SE

Description & Location

The property is a well presented and spacious end terraced cottage set within the secure, gated site of Hurstbourne Equestrian Centre. Two spacious bedrooms, a shared lawned area to the front, as well as off road parking. The main town of Andover is just over 5 miles away and has several large supermarket chains, schools, hospital and a train station (London Waterloo – 1 hour 12mins).

Accommodation

The ground floor comprises:

ENTRANCE HALL with doors to kitchen and dining room:

DINING ROOM ROOM 15'8 x 15'7
A bright spacious room. Windows to front.

LIVING ROOM 15'7 x 11'10
Step down through arched doorway from dining room into a cosy, yet spacious room. Windows to front and side

KITCHEN 15'7 x 7'10
With fitted units, electric oven, gas hob, fridge freezer and dishwasher. Plumbing/space for a washing machine.

The first floor comprises:

BEDROOM 1 15'7 x 11'8
A double bedroom with window to front

BEDROOM 2 15'7 x 7'10
A further double room with window to front

LANDING
Large storage cupboard/dressing room

BATHROOM
Modern white suite comprising hand basin, WC and bath with shower mixer taps.

The property benefits from a shared lawned garden to the front, off road parking, gas central heating and mains water supply.

Restrictions

Pets by negotiation with Landlord

Terms & Administration

The rent is £1200 per calendar month, payable monthly in advance, exclusive of council tax and utilities.

A holding deposit of £275 is payable to secure the property (see further details and conditions in our fee summary) and £1380 is payable as a security deposit.

A monthly service charge will be payable to cover Council Tax and electricity charges based on consumption.

Photos



EPC

Rating E54

Local Authority

Basingstoke & Deane Band "F"

Services

Ofcom indicates there is Superfast fibre broadband (up to 20 Mbps) available to the property and 'limited' indoor mobile phone signal and 'likely' outdoor from the main providers. Intending tenants to satisfy themselves with broadband and mobile services.

Availability

The property is available 25th November 2024.

Viewings

Strictly by prior appointment through Fowler Fortescue.

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.

