



# Lomans Hill House

## 4/5 Bedroom Detached House

A rural located 4/5 Bedroom Detached House with annexe and study, offering flexible family accommodation set in peaceful woodland surroundings.

**£3400 per calendar month | Available 1<sup>st</sup> June 2025**

t. 01747 356099

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



Fowler Fortescue  
RURAL ASSET MANAGEMENT

**Lomans Hill House**  
**Elvetham**  
**Hook**  
**Hampshire**  
**RG27 8BQ**

### Description & Location

A charming, detached house with 4 bedrooms and ground floor study. Adjoining 1-bedroom annexe, with kitchen, living room and shower room.

Within easy reach of Basingstoke, Reading and 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

The ground floor comprises:

**ENTRANCE HALL** – Large light open entrance leading to stairs and entrances to:

**KITCHEN** - With fitted units, space for dishwasher and fridge freezer, built in electric hob and oven.

**SITTING ROOM** - A bright room with a fireplace and Parquet flooring overlooking large garden and rural views.

**DINING ROOM**- With patio doors to the garden terrace.

**STUDY**- A private room overlooking the garden to the side of the property.

**DOWNSTAIRS WC** - With wash-hand basin and WC.

**ANNEXE** – Open plan kitchen/living room with built in units, electric hob and oven, space for a under counter fridge. Double bedroom and shower room.

First floor:

**BEDROOM 1** – Double with wardrobe.

**BEDROOM 2** -Double room with wardrobe.

**BEDROOM 3** – Single.

**BEDROOM 4** – Double with en-suite comprising of bath, separate walk in shower, basin and WC.

**BATHROOM** - comprising bath, wash-hand basin, and WC.

**OUTSIDE** - There is ample driveway parking, gardens mainly laid to lawn, with mature trees, shrubbery and a patio. A garage and workshop of wooden construction.

### Services and Utilities

The property is heated via Oil fired gas central heating and an open fire.

The house is served by mains electric, private water and private septic tank drainage.

Ofcom indicates there is Standard broadband (up to 11 Mbps) available to the property, however high speed can be obtained from additional satellite service providers. Limited mobile phone signal from main providers. Intending tenants to satisfy themselves with broadband and mobile services.

### Fees, Charges & Terms

The rent is £3400 pcm payable monthly in advance, exclusive of council tax and all utilities.

A holding deposit of £780 is payable to secure the property (see further details and conditions in our fee summary) and £3920 is payable as a security deposit. Council Tax Band G – Hart District Council.

### Restrictions

No pets.

### EPC

The cottage has an EPC rating 'E52'.

### Availability

The property is available from June 2025.

### 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.

t. 01747 356099 | e. db@fowlerfortescue.co.uk

fowlerfortescue.co.uk

The Old Dairy, Fonthill Bishop, Salisbury, Wiltshire SP3 5SH



**RICS**

