



4 Bakers Bridge

Elvetham, Hook, Hampshire RG27 8AW

3 Bedroom Semi Detached House

A charming newly decorated cottage in a rural location, forming part of the Elvetham Estate with front and rear gardens, garage and outbuildings.

£1995 per calendar month | Available July 2025

t. 01747 356099

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



4 Bakers Bridge
Elvetham
Hook
RG27 8AW

Description & Location

4 Bakers Bridge is a charming 3 bedroom semi-detached cottage with countryside views to the rear, wrapped in a large private garden with garage and parking. Fitted kitchen with utility room and pantry and spacious living room with wood burning stove. Downstairs bathroom with a shower over the bath. Upstairs there are three good sized bedrooms.

The property is circa 3 miles from Winchfield Railway Station with the London Waterloo train taking only 41 minutes. Basingstoke 12 miles, Hook 4.5 miles, Reading 14 miles.

Accommodation

The ground floor comprises:

SITTING ROOM 17'1 x 13'3
with wood burner and bay window

BATHROOM
Fitted white suite comprising bathtub with shower above, WC, sink.

KITCHEN 13'0 x 8'9
Fitted units with space for electric cooker, dishwasher, washing machine. Pantry storage area with space for fridge freezer.

Stairs up to landing area with cupboard. Doors leading to:

FIRST BEDROOM 12'0 x 11'7
a bright double room with garden aspect window and feature fireplace

SECOND BEDROOM 11'1 x 7'0
a single room with views to the rear garden

Stairs to the second floor leading to

THIRD BEDROOM 10'6 x 18'2
a large double room with views over the countryside

The property benefits from LPG gas central heating.

OUTSIDE
A large private garden, parking and a garage/outbuildings.

Restrictions

Pets considered.

Services and Utilities

The property is heated via LPG Gas and served private water supply and shared septic tank, both recharged by the Estate.

Ofcom indicates there is Standard broadband (up to 4 Mbps) available to the property. Mobile phone signal is limited. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Council Tax Band C – Hart Council

Photos



EPC

The property has an EPC rating of G6. The property is exempt from the MEES regulations.

Availability

The property is available from July 2025.

Fees, Charges & Terms

The rent is £1995 pcm payable monthly in advance by Direct Debit, exclusive of council tax and all utilities.

A holding deposit of £460 payable to secure the property (see further details and conditions in our fee summary) and £2300 is payable as a security deposit.

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.

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