



7 Rotten Green

Hartley Wintney, Hook, Hampshire, RG27 8BJ

3 Bedroom Semi-detached Cottage

A charming 3 bedroom rural cottage benefitting from character features throughout, large open garden, multiple outbuildings, garage and off road parking.

£1900 per calendar month | Available now

t. 01747 356099

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Fowler Fortescue
RURAL ASSET MANAGEMENT

**7 Rotten Green
Hartney Wintney
Hook
Hampshire
RG27 8BJ**

Description & location

This semi-detached rural cottage has three double bedrooms and a large open garden with parking for several vehicles. Benefiting from a modern kitchen with new flooring, the décor is neutral throughout, retaining character features. The property has excellent communication links with the M3 in close proximity, it provides easy access to Reading and Basingstoke. Less than 3 miles away is the town of Fleet with several large supermarket chains, schools, doctors, community hospital and a train station (London Waterloo – 1 hour).

Accommodation

The ground floor comprises:

SITTING ROOM with inset wood burner 16'6 x 12'10

DOWNSTAIRS WC

BATHROOM with sink and bath with overhead shower

KITCHEN with space for appliances 11'0 x 10'0

The first floor comprises:

BEDROOM 1 16'7 x 9'9

BEDROOM 2 with fitted wardrobe 11'5 x 11'2

BEDROOM 3 with fitted wardrobes 11'1 x 10'2

Outside

The property is nestled amongst established trees and benefits from a large open garden to the side and front, Numerous outbuildings, garage and off road parking.

Services

The property is heated via LPG fired central heating, and served by mains electric, private water (recharged quarterly) and mains drainage.

Local Authority

Band C – Hart District Council

Broadband & Mobile Coverage

Ofcom indicates Superfast Broadband is available at the property with speeds up to 50 Mbps. Mobile coverage checkers shows good outdoor and indoor cover with availability from 4 main providers.

Terms

The rent is £1900 per calendar month, payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £435 is payable to secure the property (see further details and conditions in our fee summary) and £2175 is payable as a security deposit.

Restrictions

Pets by negotiation.

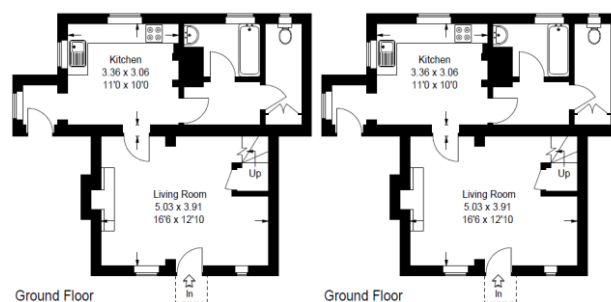
EPC

The cottage has an EPC rating 'E40'.

Availability

The property is available now.

Photos



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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