



8b Lodge Farm

Elvetham, Hook, Hampshire, RG27 8AS

2 Bedroom First Floor Apartment

A deceptively spacious and airy 2 bedroom apartment in quiet rural location overlooking fields. Newly fitted kitchen, decorated and new flooring. Good size garden and off road parking to the front of the property.

£1500 per calendar month | Available NOW

t. 01747 356099

w. fowlerfortescue.co.uk



Fowler Fortescue
RURAL ASSET MANAGEMENT

8b Lodge Farm
Elvetham
Hook
Hampshire
RG27 8AS

Description & Location

8b Lodge Farm is a deceptively large 2 bedroom first floor apartment boasting high ceilings and retaining many original features. Newly fitted kitchen, fully redecorated and new flooring throughout. Spacious light and airy accommodation in a rural location overlooking fields to the rear. Situated within close proximity of local amenities in the beautiful village of Hartley Wintney and 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. Basingstoke 11 miles, Hook 4 miles, Reading 12 miles.

Accommodation

LARGE ENTRANCE HALL leading to stairs:

RECEPTION HALL leading to:

KITCHEN/DINING ROOM 12'8 x 10'8
 Newly fitted kitchen.

SITTING ROOM 17'1 x 13'1
 Wood flooring and open fire

BEDROOM 1 15'7 x 11'8
 Large double bedroom

BATHROOM
 White suite with shower over bath

Up flight of stairs to:

BEDROOM 2 17'2 x 13'5
 Very large double room

STORE
 External storage.

Outside

There is a good sized garden to the side of the property laid to lawn with countryside views to the rear and open field to side. Ample off road parking to front of property.

Services and Utilities

The property is heated via Gas central heating and served by septic tank drainage and mains water.

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

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

Council Tax Band C – Hart District Council

Fees, Charges & Terms

The rent is £1,500 pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £345.00 is payable to secure the property (see further details and conditions in our fee summary) and £1725.00 is payable as a security deposit.

Restrictions

No pets due to first floor.

EPC

The flat has an EPC rating 'E53'

Availability

The property is available now.



Floorplan

8B Lodge Farm House, Cricket Green, Hartley Wintney, Hook, Hampshire, RG27 8BJ

Gross Internal Area (approx.) = 118 sq m / 1270 sq ft
 Store = 5 sq m / 54 sq ft
 Total = 123 sq m / 1324 sq ft
 Gross External Area = 143.7 sq m / 1547 sq ft
 Store = 5 sq m / 54 sq ft
 Total = 148.7 sq m / 1601 sq ft
 Net Internal Area = 112.13 sq m / 1207 sq ft
 Store = 5 sq m / 54 sq ft
 Total = 117.13 sq m / 1261 sq ft

For identification only. Not to scale.
 © Floorplan Ltd



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.



RICS

