



Arlots Farmhouse
Elvetham Lane, Elvetham, RG27 8AJ

Fowler Fortescue
RURAL ASSET MANAGEMENT



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A delightful fully refurbished five bedroom Grade 2 listed detached farmhouse situated in a beautiful quiet rural location with views across open countryside on the Elvetham Estate.

Kitchen | Dining Room | Hall | Living Room | Family room/snug | Utility/Boot Room | Downstairs WC | Laundry Room | Master Bedroom with ensuite | Four Double Bedrooms | Family Shower Room | Garage | Gardens | Private Parking |

Description

A beautifully presented family home completely renovated, to include new boiler and plumbing, kitchen and bathroom. This delightful, yet quirky, property offers spacious well appointed accommodation with original features throughout. The ground floor benefits from entrance hall, large living room with beams and 2 open fireplaces, large open plan kitchen/dining room and spacious boot room leading to separate laundry room. The first floor offers a large master bedroom with en-suite, four further double bedrooms and separate family shower room. Outside there is ample parking as well as a large garden laid to lawn with fruit trees and established shrubs. These gardens take full advantage of stunning views.

Situation

The house is located in the sought after Elvetham Estate, within close proximity of the popular village of Hartley Wintney with a wide range of amenities including a variety of shops, pubs and restaurants and within easy access to Fleet, Basingstoke and Reading.

This property is being offered to market by Fowler Fortescue on behalf of The Elvetham Estate.

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

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

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Kitchen



Living Room



Family room/snug

Accommodation

Front door leading into entrance hall with doors into:

Kitchen/Breakfast Room with new built in units, ceramic hob, electric cooker and wood counter tops. Space for fridge freezer and dishwasher. Opening through to large dining area with fireplace and LVT flooring.

Living Room two windows, 2 fireplaces and beamed ceiling. Spacious, light and airy room leading through to quiet seating area with patio doors to rear garden.

Family Room /Snug Cosy room with beamed ceiling and open fireplace.

Downstairs Cloakroom with sink and WC.

Utility Room/boot room leading to Laundry Room with space for washing machine and dryer. New boiler.

First Floor

Stairs leading up to first floor landing with level /height differences due to original structure with doors into:

Master Bedroom bright and spacious with views into the front garden and across the fields. Built in cupboard and decorative fireplace. Ensuite bathroom with large white bath/hair shower, wash hand basin and wc.

Bedroom Two a double bedroom with views into the rear garden.

Bedroom Three double bedroom with original features.



Dining room

Bedroom Four single aspect double bedroom.

Bedroom Five single aspect double bedroom.

Family Shower room with double shower cubicle, heated towel rail, wash hand basin and WC and LVT flooring.

Outside

The property is approached from a driveway leading to a large garage providing ample storage for vehicles, garden machinery and tools.

Gardens

The property is surrounded by beautifully maintained enclosed gardens mainly laid to lawn with a variety of shrubs, flowers and fruit tree.

Stunning views over open countryside to the front and rear of the property.

Services and Utilities

Mains electricity, water and drainage. Gas central heating. Ofcom indicates there is Superfast broadband (up to 53 Mbps) available to the property. Mobile phone signal is good outdoors and variable indoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.



Family Shower Room

Council Tax Hart District Council, council tax band G..

EPC Rating E47 (subject to re-evaluation)

Pets by negotiation

Available now for an initial 12-month tenancy with a view to extend thereafter.

Rent £3,950 per calendar month payable by direct debit on the 1st of each month.

Holding Deposit a holding deposit of £910 is payable to secure the property.

Security Deposit £4550 to be held under the terms of The Deposit Protection Scheme for the duration of the tenancy.

Viewing strictly by appointment through Fowler Fortescue's office on 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.



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