



SPENCERS  
LETTINGS

## Ashlett House Ashlett Creek Fawley

£4,000 PCM

A recently redecorated, beautiful four bedroom grade II listed detached family home with stunning views over Southampton water. This property enjoys a brand new kitchen, cellar and off road parking. There are several outbuildings, a pretty garden and access to paddock under a separate negotiation. Viewing Recommended. Security Deposit: £4615 Holding Fee: £923 Council Tax Band: F.





- Newly Decorated • New Kitchen • New Carpets • Available Summer 2024 • Paddock Option • Off Road Parking • Outbuildings • Cellar

On entering the property the front door leads through to the hall way that leads to all principal rooms.

There is a newly installed large kitchen enjoys dual aspect overlooking the beautiful countryside and water. There are two reception rooms with the living room looking out over the pretty garden and views, a utility room and downstairs WC.

Upstairs there are four bedrooms, 3 doubles and a single all with ensuite bathrooms. The master bedroom enjoys plenty of wardrobe space and pretty feature fireplace.

The property benefits from a basement, 2 external barns with one having a mezzanine area ideal as an office space.

There is parking for several cars and a 4 acre paddock by separate negotiation.

The property has LPG gas central heating, an electricity supply, mains water and private drainage.

The property's construction is brick and tile.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

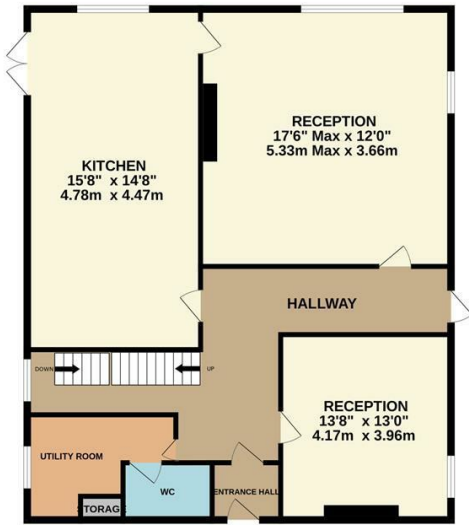
In order to secure this property, you will need to pay to Spencers a one week holding fee of £923.

#### ADDITIONAL INFORMATION

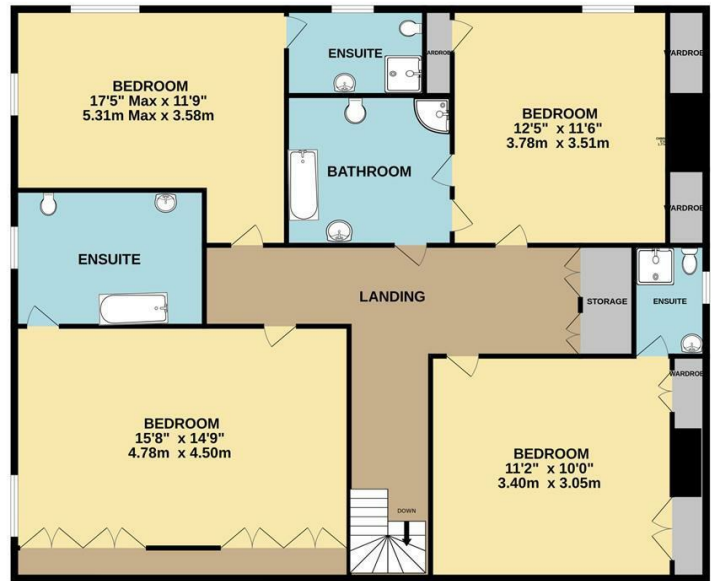
Council tax band: F Furnishing Type: Unfurnished Security Deposit: £4,615 Available From: 1st June 2024



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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## ABOUT US

Spencers' Lettings office offers a dedicated, specialist Lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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