



At home in Upper Wield

Old Hall Cottage

ALRESFORD, HAMPSHIRE, SO24 9RW

Asking Rent £ 2,000 PCM

- Energy Performance Certificate Rating E
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band G
- Substantial Family Home
- Four Bedrooms
- Sitting and Dining Room
- Kitchen and Utility Room
- Study
- Family Bathrom and En-Suite
- Garden
- Tennis Court
- Double Garage



A handsome and substantial family home, located in the popular village of Upper Wield.





From the driveway, there is a storm porch which opens into the welcoming hallway. From here, there is a door through to the study, which overlooks the driveway. There is a door though to the sitting room, which is a good-size and has patio doors out onto the garden. A further door through from the hall take you into the dining room, and through to the kitchen. The kitchen has a range of base and eye-level units. There is an adjacent utility room.

Upstairs, there is a master bedroom with en-suite bathroom, and a further three double bedrooms. There is a family bathroom, with separate shower.

At the front of the property, there is driveway parking for several vehicles, and a double garage. To the side and rear is a lawned garden, with tennis court.

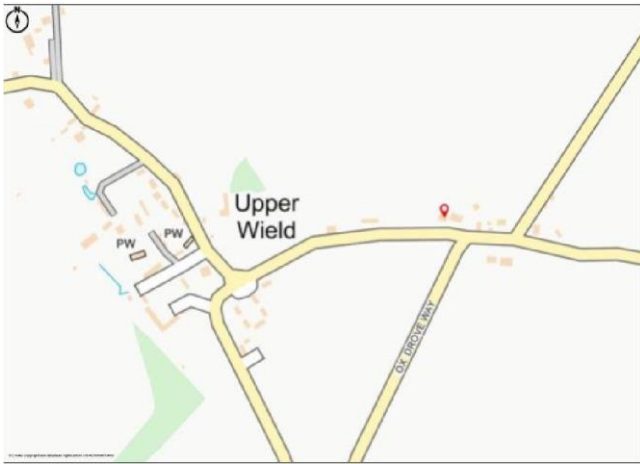
Agents Note: There is a decommissioned swimming pool that is fenced off. This is not included in the let. There is an additional £180 per month for the gardener, payable directly to them.

Ultrafast Broadband is available (Source: Ofcom). A mobile signal is likely from O2, and unlikely from EE, Three, and Vodafone.

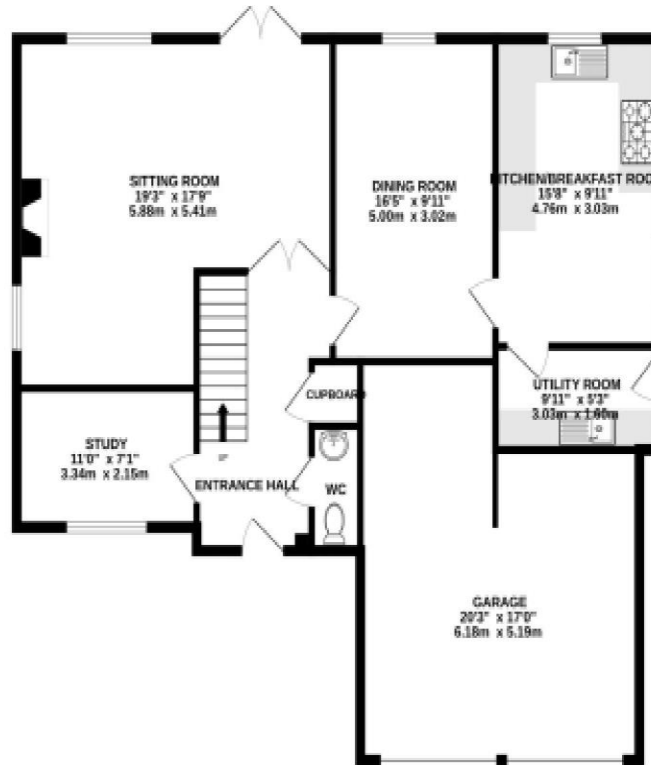


DIRECTIONS

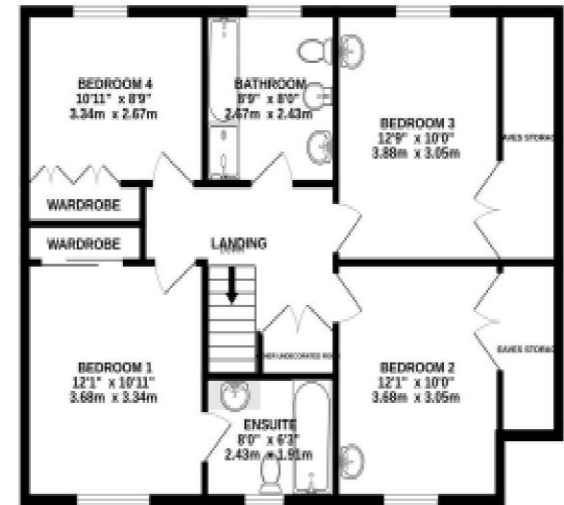
From our Office in Broad Street, turn left and head to the bottom of the hill, and past The Globe public house. Continue along, and through Old Alresford and along Basingstoke Road. Take the right into Ox Drove Way. Continue along this road, and past Ropley Motor Services. At the T Junction, turn left, and the property can be found immediately on the right.



GROUND FLOOR
1172 sq.ft. (108.9 sq.m.) approx.



1ST FLOOR
796 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA: 1968 sq.ft. (182.9 sq.m.) approx.

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 is given as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E	44	61
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

