



At home in Cheriton

Stable Flat, Hockley House, Cheriton

ALRESFORD, HAMPSHIRE, SO24 0NU

Asking Rent £ 1,300 PCM

- EPC Rating E
- Holding Deposit £300.00
- Deposit £1500.00
- Council Tax Band B
- Self Contained Flat
- Two Bedrooms
- Split-level Open Plan Living Space
- Bathroom
- Parking
- Superb Location



An unique opportunity to rent this self-contained flat set within the curtilage of a country home, on the outskirts of the popular village of Cheriton.





From the front door, there is an entrance way with plumbing for a washing machine, and stairs to the first floor. The main living space is open plan, with a country kitchen / breakfast room. There is a step down to the sitting / dining area, which features a woodburning stove. A door leads off to an inner hallway, with further doors through to the two bedrooms and bathroom, with shower over the bath.

The heating is provided by and air-source heat pump, whilst water comes from a borehole.

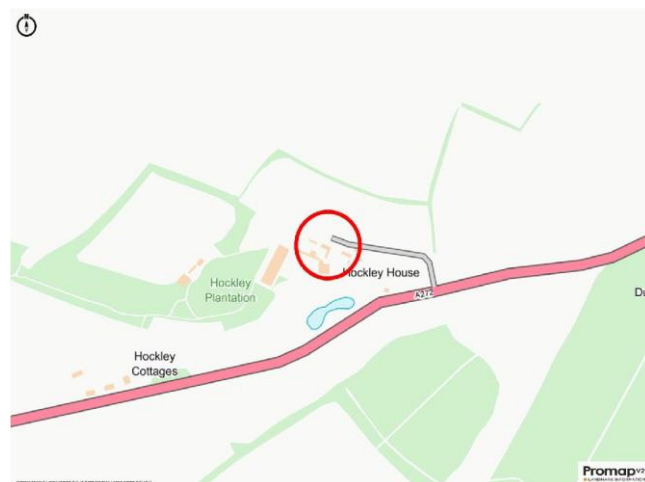
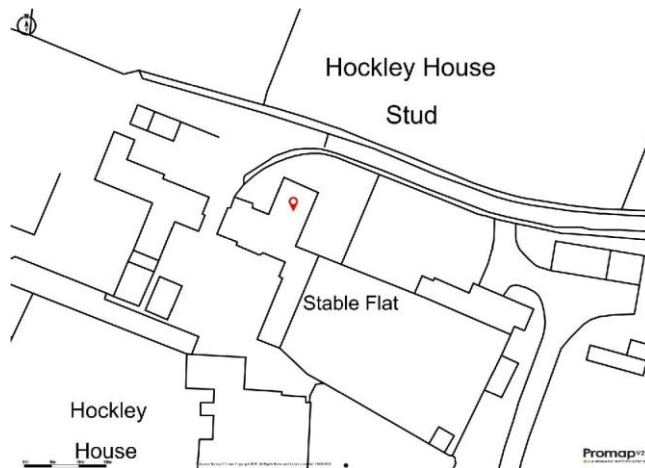
An allocated parking space will be provided.

Cheriton is a sought after village located in the beautiful South Downs National Park. There is good walking in several directions from the doorstep one of which is to the village pub, with another pub nearby in Tichborne. The village has an Ofsted 'outstanding' primary school, a shop and post office, cricket and tennis clubs, an amateur dramatics society and much more. Cheriton is located just a few minutes' drive from the popular market town of Alresford and has good road access to Winchester and beyond.



DIRECTIONS

From Alresford take the B3046 (Jacklyns Lane) signposted to Cheriton. Come out of Alresford going over the A31 bypass, past the golf club and continue along into Cheriton. Proceed along the main road all the way through the village. Turn right onto the A272 and continue along, over the cross roads to the B3046. Turn into Gander Down Stud, and through the gate. Follow the road around to the left, where the property can be found on the left, just before the entrance to the stable courtyard.



GROUND FLOOR
100 sq.ft. (9.3 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 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		63
39-54 E	43	
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.

Hellards