



## ASHLETT HOUSE

Ashlett Creek, Fawley, Southampton, SO45 1DT

TO LET  
£4,000 PCM





# Ashlett House

Ashlett Creek, Fawley, Southampton, SO45 1DT

Beaulieu 5.6 miles | Lymington 11.9 miles | Southampton 14.7 miles | London Waterloo from Southampton Station – 1 hour 18 minutes | Mileages and times approximate

**A stunning, 4 bedroom grade II listed detached family home with beautiful views across Southampton water**

## THE PROPERTY

A stunning, 4 bedroom, grade II listed detached family home with stunning views across Southampton water.

The property will be redecorated throughout and boasts 2 reception rooms and 4 bathrooms, with the addition of external barns and grazing/paddock space. The grade II listed home is surrounded by a beautiful garden and enjoys a peaceful rural setting, located a short distance from Ashlett Creek and Fawley Village.

The ground floor comprises a spacious kitchen, 2 reception rooms, utility room and WC. The property also benefits from a cellar.

The first floor comprises a master bedroom with an en suite, three double bedrooms, 2 of which also have en suites and built in storage, and a family bathroom with a bath and separate shower.

Outside is a large private driveway and beautiful gardens mainly laid to lawn, 2.5 external barns one of which has a mezzanine flooring area and would be an option for office space. There is a 4.35 acre paddock that can be accessed via the driveway.

Paddock under separate negotiation at approximately £450 per acre

## ADDITIONAL INFORMATION

Services  
Mains water and electricity  
Private drainage, invoiced by landlord at approximately £162 every 6 months  
Heating LPG gas central heating  
Good mobile phone coverage (according to Ofcom)  
Superfast Fibre Broadband available (according to Openreach)

Deposit  
Holding deposit £923  
Total security deposit £4,615

Local Authority  
New Forest District Council, band F

EPC  
Exempt

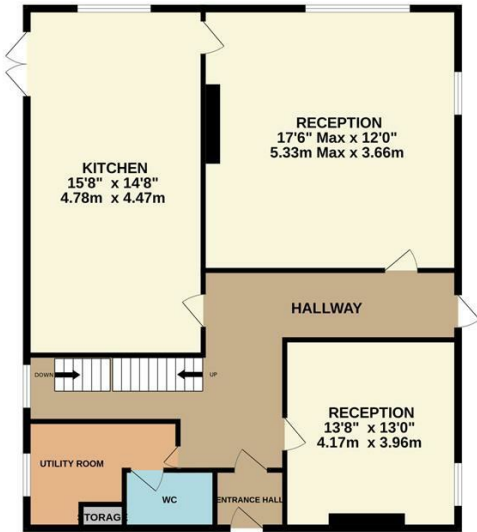
Pets  
Considered, rent may vary

Directions  
From Fawley, head east on The Square then turn left onto Ashlett Road. Continue along Ashlett Road for 0.3 miles where you will find Ashlett House on the left. What3words [///cobbles.blessing.behalf](https://www.what3words.com/#!/en/@@@/cobbles.blessing.behalf)

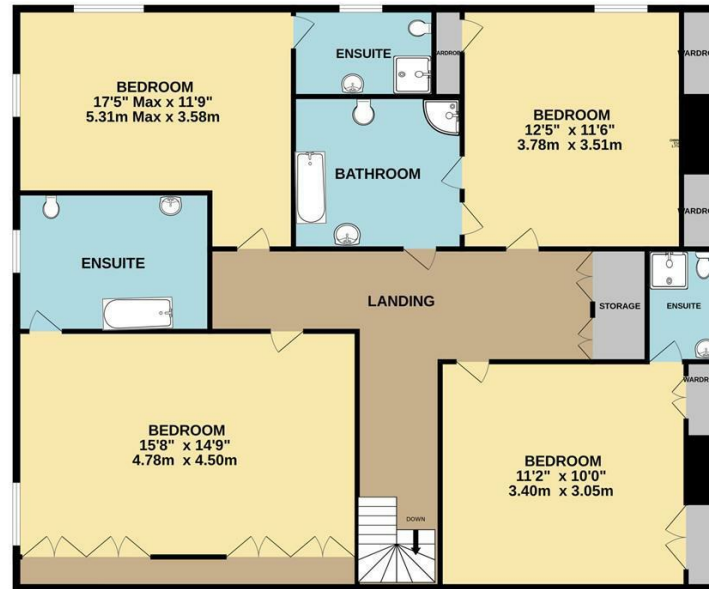




GROUND FLOOR



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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