



HATTINGLEY FARM HOUSE

Hattingley Road, Hattingley, Hampshire, GU34 5NQ

TO LET
£3,500 PCM



Hattingley Farm House

Hattingley Road, Hattingley, Hampshire, GU34 5NQ

Alton 5.7 miles | Winchester 15 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

A spacious, 5-bedroom detached farmhouse set within a large garden and in an idyllic rural location with delightful views

THE PROPERTY

From the entrance hall, with its central staircase, doors lead into the sitting room, kitchen / breakfast room and utility room. The recently fitted kitchen, with a range of base and eye level units has a built in oven, hob and large Aga. The sitting room is naturally well lit and benefits from an open fireplace and double doors through to the dining room.

Upstairs, the master bedroom has a dressing area and ensuite bathroom. The second bedroom also benefits from an ensuite bathroom. There is a family bathroom with separate WC, a shower room and three further bedrooms.

Hattingley Farmhouse is set on a good-sized plot, and is approached by a gravel driveway with ample parking and access to the double garage. It is surrounded on all sides by the mature, private garden.

ADDITIONAL INFORMATION

Services:
Mains water and electricity. Private drainage
Oil central heating

Superfast broadband available (Ofcom)
Good mobile phone service (Ofcom)

Local Authority:
East Hampshire District Council. Band G

EPC:
E 39

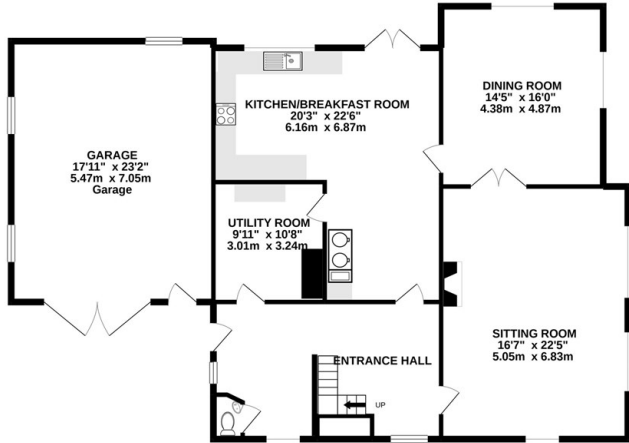
Deposits:
Holding Deposit £807
Security deposit £4,038

Pets:
Considered, rent may vary

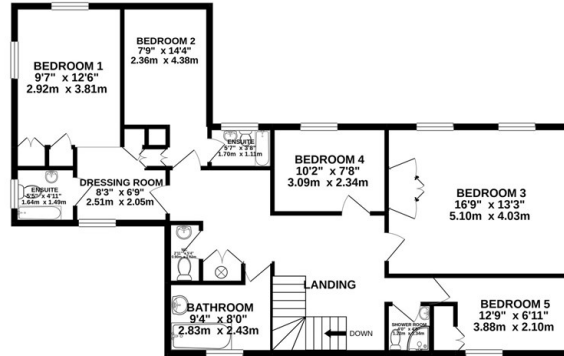
Directions:
From Alresford, head down The Soke (B3046) and turn right signposted Bighton. Continue through the village and out of the other side. At the crossroads turn left up Chalky Hill. Continue along and bear right onto Hattingley Road, where Hattingley Farmhouse can be found on the right



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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