



1 WILL HALL FARM COTTAGE

Brick Kiln Lane, Alton, Hampshire, GU34 1SP

TO LET

£1,750 PCM



1 Will Hall Farm Cottage

Brick Kiln Lane, Alton, Hampshire, GU34 1SP

A delightful and modern 3 bedroom semi-detached house on the edge of Alton, overlooking farmland

Alton 0.5 miles | Basingstoke 12 miles | Winchester 17 miles | London Waterloo from Basingstoke Station 50 minutes | Mileages and times approximate

THE PROPERTY

A well presented and spacious semi detached property with private garden and beautiful views across the fields beyond.

The property briefly comprises open plan living accommodation with a modern kitchen complete with oven, hob and dishwasher, dining room with French doors to the garden, and a large living area with a woodburning stove. Downstairs also benefits from a WC, understairs storage, utility room and access to the garage.

Upstairs are two double bedrooms, one good sized single bedrooms, all with built in storage, the bathroom with a shower over the bath, as well as an airing cupboard.

Outside is plenty of parking to the front, and a peaceful and sunny garden to the rear.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private drainage £30 per month
Oil fired central heating

Mobile signal likely (ofcom)
Fibre broadband (openreach)

Deposit

Holding deposit: £403
Security deposit: £2,019

EPC

E 54

Local Authority

East Hampshire, band D

Pets

Well behaved pet considered. Additional £20 per month per pet

Other

Planning application submitted, but not approved, for properties to be built in rear field

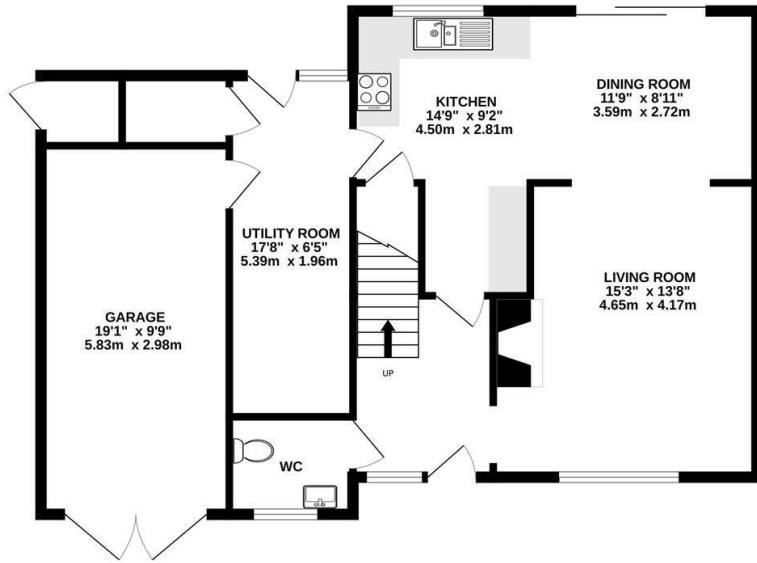
Directions

From the A31, proceed into Alton, and at the roundabout take the second exit onto Whitedown Lane, heading under the railway bridge. Proceed to the end of this road, and at the T-junction turn right onto the Basingstoke Road. Go along this road and take the second turning on the left, into Brick Kiln Lane. Go along the lane, and 2 Will Hall Farm Cottages is the second turning on the left and is the right hand cottage.

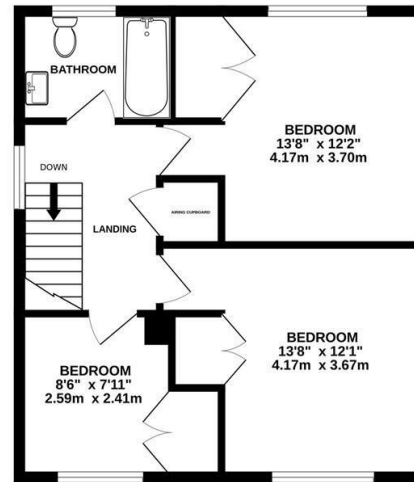
What3words: ///pets.develop.thrashed



GROUND FLOOR
865 sq.ft. (80.3 sq.m.) approx.



1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE

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