Hellards



At home in Brown Candover

3 Old School House

ALRESFORD, HAMPSHIRE, SO24 9TT

Asking Rent £ 2,995 PCM

- Energy Performance Rating E
- Holding Deposit £691.15
- Deposit £3455.75
- Council Tax Band F
- Character Brick and Flint Cottage
- Four Bedrooms
- Sitting / Dining Room
- Country-Style Kitchen
- Two Bathrooms
- Garden
- Off-Road Parking



A character brick and flint cottage, formerly part of the old school, located in a tranquil setting within the pretty Candover Valley











A path leads to the front door, which opens into a welcoming hallway. To the right is a fitted country-style kitchen, with a range of base and eye level units and contrasting worktop. From the hall there is a door through to the impressive sitting / dining room, with wood burning stove and door to the patio. A cloakroom completes the ground floor.

On the first floor is the master bedroom, with views of the Church. There is second bedroom and shower room. On the top floor are two further bedrooms and a bathroom.

The pretty garden includes a patio area and raised lawn, with mature shrubs and trees.

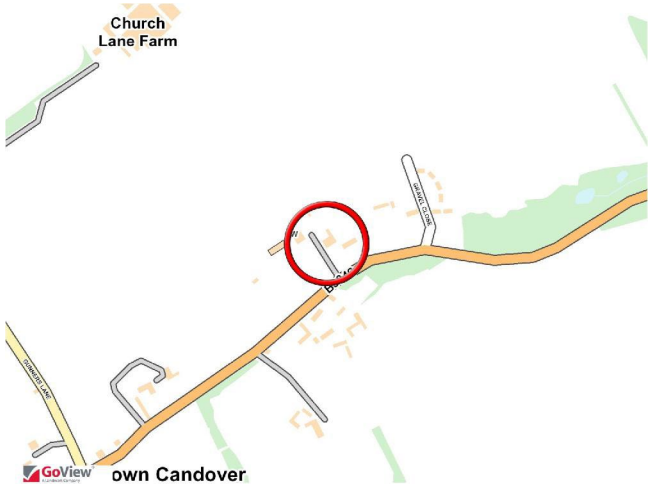
There is off road parking.

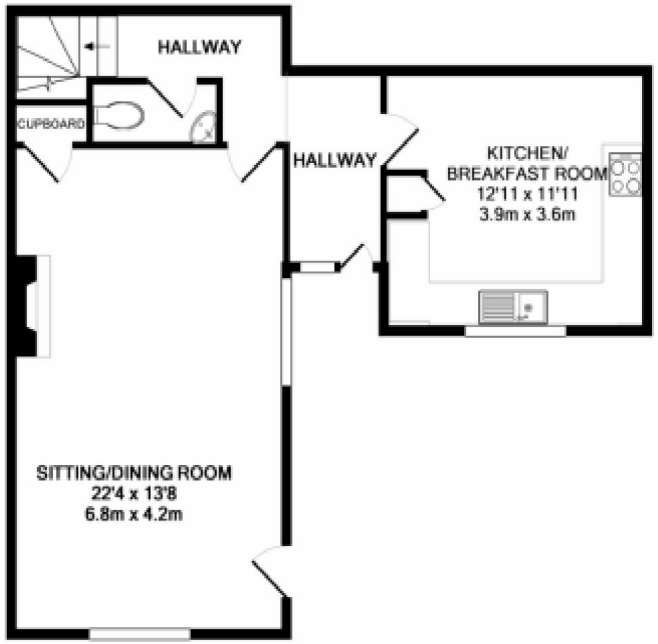
The property has mains electricity and water. Calor gas for hob and electric storage heaters. Private drainage system.

Ultrafast broadband is available (source: Ofcom). For mobile coverage, please refer to the Ofcom website https://www.ofcom.org.uk/mobile-coverage-checker.

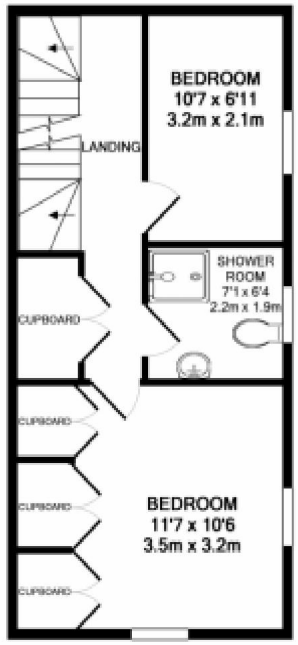
Brown Candover is located in the heart of the beautiful Candover Valley. It is surrounded by farmland and lovely countryside with a good choice of walks and long distance footpaths close by. The nearby village of Preston Candover has a local primary school, a well-known pub/restaurant and a village shop. A bus service runs to and the market town of Alresford, with its eclectic mix of independent shops and restaurants and Perins Secondary School. More extensive facilities can be found in Basingstoke (approx. 12 miles away), and the cathedral city of Winchester (approx. 8 miles away). Mainline rail services to London Waterloo are available from Winchester, Basingstoke and Micheldever Station.



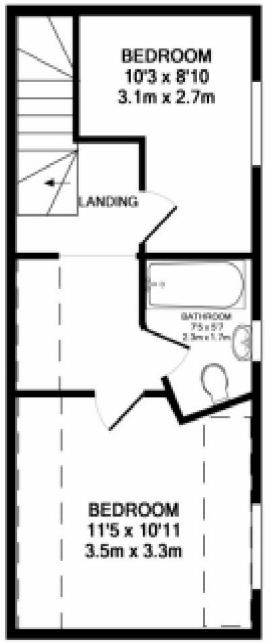




GROUND FLOOR
APPROX. FLOOR
AREA 578 SQ.FT.
(53.7 SQ.M.)



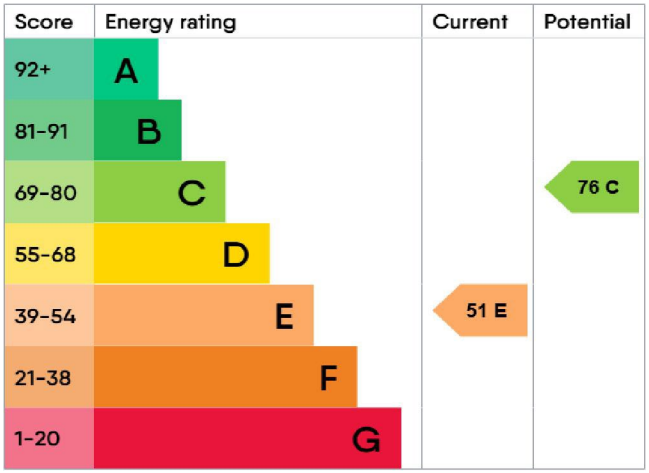
1ST FLOOR
APPROX. FLOOR
AREA 383 SQ.FT.
(35.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 341 SQ.FT.
(31.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1302 SQ.FT. (120.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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DIRECTIONS

From our offices in Broad Street, continue out of Alresford towards Old Alresford and onwards towards Northington and Preston Candover. Upon reaching the village of Brown Candover, turn left after passing the church and continue shortly up the lane, where the house can be found on the right.

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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.

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