



8 Rotten Green

Hartley Wintney, Hook, Hampshire, RG27 8BJ

3 Bedroom Semi-Detached Cottage

A charming recently refurbished cottage set in a rural location on the outskirts of Elvetham Heath. The property benefits from 3 bedrooms, a large garden and private off-road parking.

£1950 per calendar month | Available now

t. 01747 356099

w. [fowlerfortescue.co.uk](https://www.fowlerfortescue.co.uk)



**8 Rotten Green
Hartley Wintney
Hook
RG27 8BJ**

Description & Location

8 Rotten Green is a charming semi-detached cottage set within 0.2 of an acre of garden. The property has just been fully refurbished with a new kitchen, bathroom, flooring and redecorated throughout. The cottage is full of character balancing the historic age of the property with modern living. The wood burning stove creates a centre piece in the living room whilst the bathroom features a separate shower and bath. The property also benefits from off-street parking down a shared driveway and a small lean-to style garage.

Situated between Hartley Witney and Fleet both approx. 2.5miles away which offer a wide range of amenities including shops, supermarkets, restaurants, leisure facilities, schools and train station. It is located in a rural location near the M3 Fleet services.

Accommodation

PORCH opening into:

KITCHEN (4.32m x 2.53m approx.)
with fitted units, and space for white goods

LIVING ROOM (4.26 x 3.88m)
with a woodburning stove

BATHROOM
with white suite comprising bath, separate shower, hand basin and WC.

UTILITY SPACE
Airing cupboard and space for washing machine

The first floor comprises:

BEDROOM ONE (4.25m x 2.94m)
a large double room

BEDROOM TWO (4.32m x 2.53m)
a second double room

BEDROOM THREE (3.08m x 3.05m)
All with views over the garden

Outside

Outside there is a large garden surrounding the property on three sides with lean-to and separate shed. The garden is laid to lawn.

Two access points to the property are shared with 1 other property, private gravelled parking

EPC

EPC to follow

Services and Utilities

The property is heated via oil fired central heating and served by a private drainage system.

Ofcom indicates there is superfast broadband (up to 52Mbps) available to the property. Mobile phone signal is available through range of suppliers. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £1950pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £450 is payable to secure the property (see further details and conditions in our fee summary) and £2,250 is payable as a security deposit.

Council Tax Band 'C' (Hart District Council).

Availability

The property is available now

Restrictions

Pets on separate application.

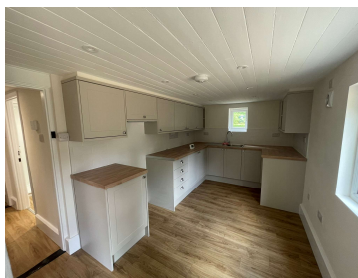
Photos



Bathroom



Living Room



Kitchen



Bedroom

Viewings

Strictly by appointment only through Fowler Fortescue 01747 356099.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves.

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

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