Hellards



At home in Chawton

Matchbox Cottage

CHAWTON, HAMPSHIRE, GU34 1SJ

Asking Rent £ 900 PCM

- Energy Performance Rating C
- Holding Deposit £207.69
- Deposit £1,038.45
- Council Tax band A
- Single Storey Former Farm Building
- One Double Bedroom
- Sitting / Dining Room
- Kitchen
- Bathroom
- Allocated Parking Space



A brick and flint former farm building set in a beautiful courtyard setting, located in the picturesque village of Chawton.









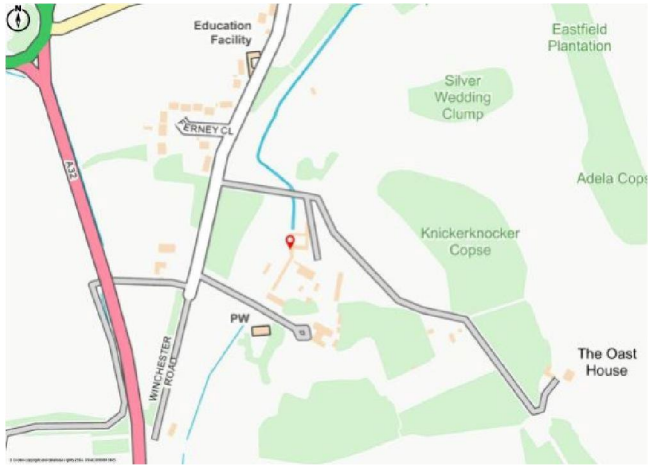


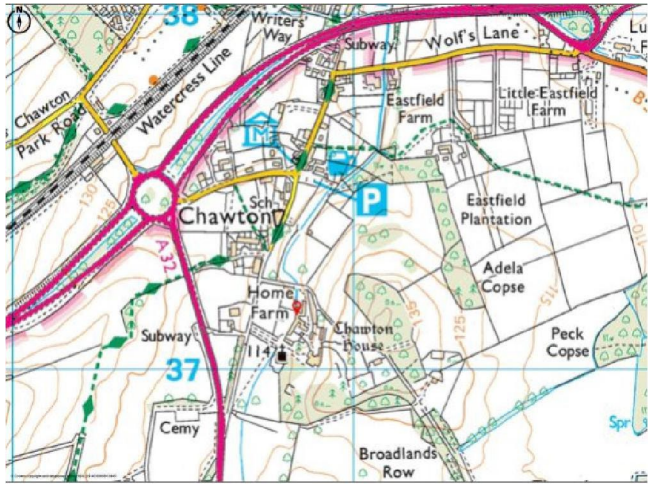
From the courtyard, the front door open into an entrance lobby. A further door opens into the sitting / dining room, which features wooden beams, and has views over the adjacent fields. There is a hall leading to the master bedroom, which is a good size and also has views over the fields. From the hall there is the kitchen on one side, and bathroom on the other. The kitchen features a range of base and eye level units and a contrasting worktop. The bathroom has a white suite, with a shower over the bath and airing cupboard.

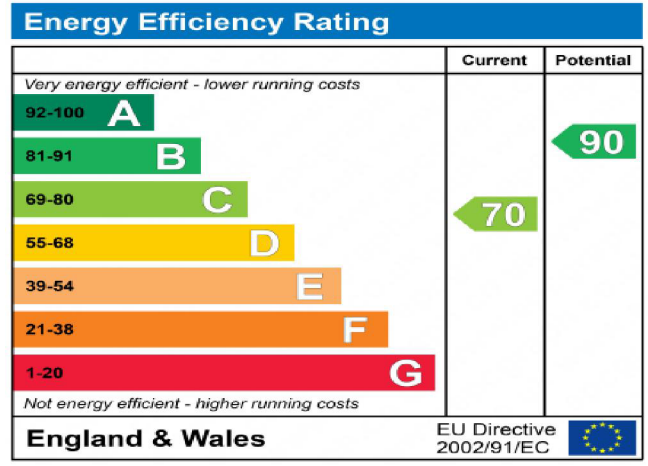
There is one allocated parking space.

The property has electric heating. The water and sewerage is recharged by the landlord at a cost of £25 per month. Superfast broadband is available (source: Ofcom). A mobile signal is limited from O2, EE, Three and Vodafone (source: Ofcom).

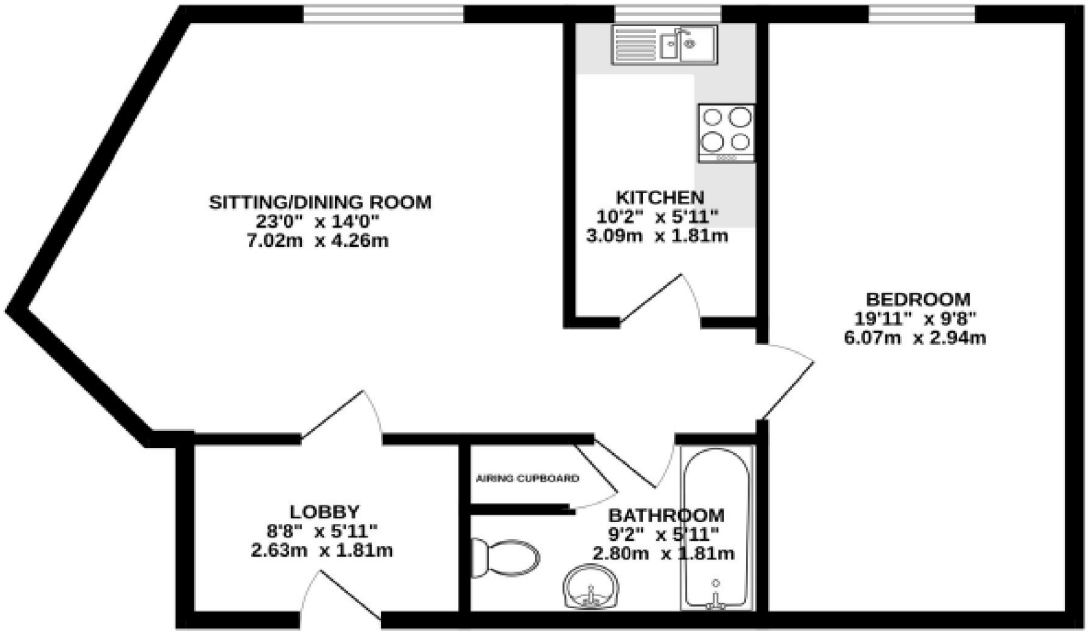
The village of Chawton lies within a conservation area and is blessed with a multitude of heritage features and interesting buildings. Jane Austen's House Museum is located in the centre of the village; it is believed that it was in Chawton that Jane wrote or revised the majority of all her novels including: Sense & Sensibility, Pride & Prejudice, Mansfield Park and Emma. Other facilities within the village include St Nicholas' Church, where Jane's mother and sister are buried, Chawton C of E Primary School, a tea shop, The Greyfriar Public House, Village Hall, Chawton Cricket Club and grounds. Walking and riding through some of our most beautiful countryside is available directly from the house. Chawton is well connected transport wise, with only two road exits, one leading to a roundabout connected to the A31 and the A32, and the other to the A339/B3006 Selborne Road. The nearest railway station is 1.7 miles north-east of the village, at Alton, with services running to London Waterloo from 1 hr 6 minutes. In addition, Farnham, Alton and Guildford all offer a wide range of shopping and recreational facilities.







GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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.
Made with Metropix ©2024

DIRECTIONS

Chawton is located off the roundabout where the A32 joins with the A31. From the large roundabout, follow the road into the village of Chawton. As the road bends to the left, take the right into Gosport Road. Continue along and past the cricket pitch on the left and then take the next left turn sign posted Home Farm. Take the right hand fork in the lane, and the property can be found on the far side of the Courtyard.

No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
01962 736333
lettings@hellards.co.uk | hellards.co.uk

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.

Hellards