



1 The Barracks

Hook Road, Greywell, Hook RG29 1BT

2 Bedroom End Terrace Cottage

A charming cottage full of character features throughout and benefitting from a garage and communal garden, located in the sought after hamlet of Greywell

£925 per calendar month | Available Now

t. 01747 356099

w. fowlerfortescue.co.uk



1 The Barracks

Hook Road

Greywell

Hook

RG29 1BT

Description & Location

1 The Barracks is an end of terrace character property with original timber beams throughout. The property benefits from a single garage, communal gardens and roadside parking.

The cottage is located in the rural village of Greywell, former winner of the Best Kept Village in Hampshire. The village benefits from a thirteenth century church and village public house. It is only 2 miles from Junction 5 of the M3 and less than 8 miles from the centre of Basingstoke, offering a wide range of amenities including shops, supermarkets, restaurants, leisure facilities and train station.

Accommodation

ENTRANCE HALL with stairs up to first floor, and opens into:

LIVING ROOM (3.67m x 3.44m)
with leaded light windows overlooking the communal garden, laminate flooring and woodburning stove

KITCHEN (3.00m x 2.18m)
with fitted units, and space for cooker

BATHROOM (2.15m x 1.54m)
with white suite comprising bath with shower attachment, hand basin and WC and stained-glass style window.

The first floor comprises:

BEDROOM ONE (3.84m x 3.52m)
a double room with fitted wardrobe and single aspect window

BEDROOM TWO (4.84m x 2.12m)
a good sized single or home study

Outside

Outside there are communal gardens shared with 3 other properties and a single garage.

To the front of the property there is on-street parking.

EPC

The cottage has an EPC rating 'D59'.

Restrictions

Please note due to the age of the cottage the property has reduced ceiling height and may not be suitable for people over 6'.

Services and Utilities

The property is heated via gas fired central heating and served by mains drainage.

Ofcom indicates there is superfast broadband (up to 80Mbps) available to the property, with Openreach being the only provider. Mobile phone signal is limited and may require a booster. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker.

Fees, Charges & Terms

The rent is £925 pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £210 is payable to secure the property (see further details and conditions in our fee summary) and £1,065 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



Front



Living Room

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.

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