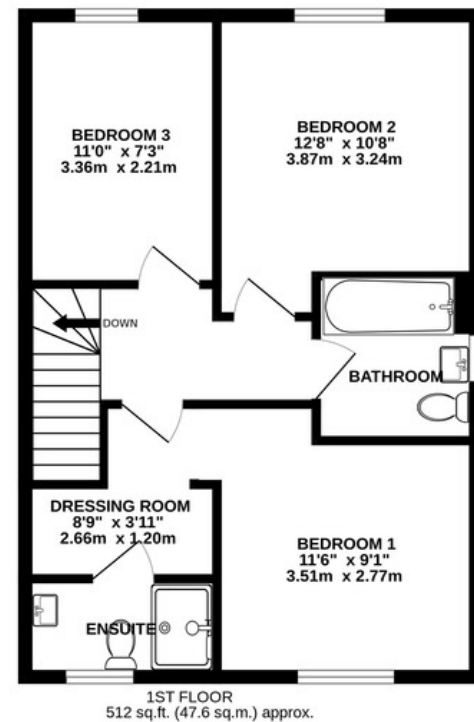
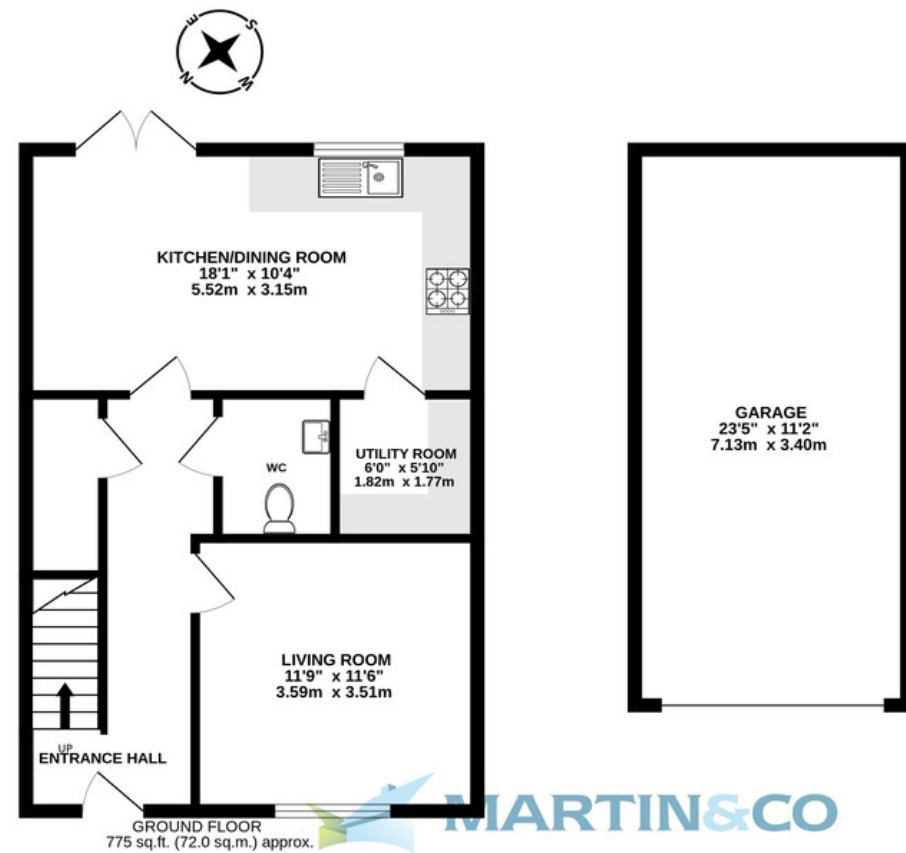




TOTAL FLOOR AREA : 1246sq.ft. (115.8 sq.m.) approx.

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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



Church Acre, Oakley, RG23 7GH

3 Bedrooms, 2 Bathrooms, Detached House

£2,000 pcm





Oakley

Detached House,
3 bedroom, 2 bathroom

£2,000 pcm

Date available: 24th October 2026

Deposit: £2,307

Unfurnished

Council Tax band: E

- Unfurnished
- Three Bedrooms
- Kitchen/Diner
- En-Suite & Modern Bathroom
- Down
- Garage With Driveway Parking
- EV Charger

The property is approached via a paved pathway leading to the covered entrance and attractive front door. The frontage is finished with low-maintenance artificial lawn, complemented by established planting and decorative stone borders.

The modern red-brick exterior, traditional-style porch detailing and contrasting front door give the property a particularly smart and well-maintained appearance.

ENTRANCE HALL The front door opens into a spacious and welcoming entrance hall, finished in neutral décor with grey carpeting. The hallway provides access to the ground-floor accommodation, with a carpeted staircase rising to the first floor. There is a useful under-stairs storage cupboard, ideal for household items, together with radiator heating and a wall-mounted heating control. The hallway continues through towards the kitchen/dining area at the rear, giving the ground floor a good sense of flow.

CLOAKROOM A generously sized ground-floor cloakroom, fitted with a modern white suite comprising WC and pedestal wash hand basin with chrome mixer tap. Finished with contemporary wood-effect flooring, neutral décor, radiator and extractor ventilation.

LOUNGE A bright and well-proportioned living room positioned at the front of the property, with a large window providing plenty of natural light and an attractive open outlook across the green space opposite. The room is finished in neutral décor with grey carpeting and radiator heating, with ample space for a good-sized sofa and additional living-room furniture. Multiple power points and media connections are also provided.

KITCHEN/DINING A bright and modern kitchen/dining room fitted with a range of contemporary high-gloss white wall and base units, complemented by grey work surfaces. The kitchen includes an integrated oven, gas hob with stainless-steel extractor hood, integrated dishwasher and fridge/freezer. There is a stainless-steel sink and drainer positioned beneath the window, wood-effect flooring and ample space for a dining table and chairs. French doors provide direct access to the rear garden and allow plenty of natural light into the room.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



UTILITY ROOM Separate utility room fitted with a range of modern high-gloss white wall and base units with grey work surfaces, providing useful additional storage and workspace. A washer/dryer is included, together with wood-effect flooring and a wall-mounted Baxi gas boiler. The room also benefits from an extractor fan.

FIRST FLOOR LANDING Carpeted first floor landing providing access to the bedrooms and family bathroom. Finished in neutral décor with a radiator, loft access and doors leading to the adjoining rooms.

BEDROOM 1 Double bedroom with a recessed dressing area providing useful additional space for clothes storage. Finished in neutral décor with grey carpeting, radiator and a wide window providing plenty of natural light and an attractive outlook over the surrounding greenery.

ENSUITE Modern en-suite comprising a large walk-in shower enclosure with a thermostatic shower, wall-mounted wash basin and WC. Finished with neutral tiling and wood-effect flooring, with an opening obscured-glass window providing natural light and ventilation.

BEDROOM 2 Well-proportioned double bedroom with neutral décor and grey carpeting. Window providing natural light, with a radiator beneath. The room comfortably accommodates a double bed with additional space for bedroom furniture.

BEDROOM 3 A versatile third bedroom, currently arranged as a home office/dressing room. Finished with neutral décor and grey carpeting, with a window providing good natural light and a radiator beneath. Suitable for use as a single bedroom, nursery, dressing room or dedicated home-working space.

BATHROOM A modern family bathroom fitted with a white suite comprising a panelled bath with glazed shower screen, wash hand basin and WC. Finished with neutral tiling, wood-effect flooring, radiator and a window providing natural light and ventilation.

REAR An attractive, low-maintenance rear garden featuring a substantial paved patio providing plenty of space for outdoor seating and entertaining. A raised artificial lawn sits beyond the patio, with timber-edged gravel borders, enclosed by timber fencing. Gated side access completes the outside space.

GARAGE/PARKING The property benefits from a driveway providing off-road parking and a garage with an up-and-over door. The garage provides useful additional parking or storage space. An EV charging point is also fitted adjacent to the driveway.

APPLICATIONS A holding deposit equivalent to 1 weeks rent will be required to reserve the property while referencing checks are being carried out. With the tenants' consent this holding deposit will be refunded against the first month's rent. The holding deposit can be retained if the applicant provides false or misleading information, fails Right to Rent checks, withdraws from the property or fails to take reasonable steps to enter into the tenancy.

In accordance with the Tenant Fees Act applicants will be required to enter into the tenancy agreement no more than 15 days after paying the holding deposit. Failure to do so for any of the afore mentioned reasons may result in you losing your holding deposit. An extension to



the deadline may be entered into if agreed in writing by all parties.

Right to Rent Checks
By law, Right to Rent checks must be carried and as such will be required to provide proof of ID and address in accordance with Home Office guidelines. More information can be found at:
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/573057/6_1193_HO_NH_Right-to-Rent-Guidance.pdf

Reference Checks and Credit Worthiness
All applicants will be subject to a credit check carried out by a 3rd party to check for CCJs and IVAs Applicants will need to provide proof of an income of at least 2.5 x annual rent.

We will also carry out employment checks, affordability checks, previous landlord reference and proof of address history, usually up to 3 years.

Documentation that will be required
Passport, driving licence, utility bill dated in the last 3 months (for proof of address) and payslips.

KEY FACTS FOR RENTERS Council Tax Band: E
Basingstoke and Deane
EPC Rating: B
Garage and driveway

