

TO LET — SMALLHOLDING & TWO BEDROOM FLAT

1 Coachmans Cottage

Grayshott Road, Headley Down, Bordon, Hampshire GU35

A well-positioned rural smallholding comprising a recently renovated two-bedroom first floor flat, outbuilding and storage, a formal garden and approximately 3.41 acres of permanent pasture. Available by way of a Common Law Tenancy.

3.46 acres

Pasture field & formal garden

815 sq ft

Two bedroom first floor flat

£1,750 pcm

Terms — Common Law Tenancy

Grayshott Road, Headley Down, Bordon, Hampshire GU35
United Kingdom





THE OPPORTUNITY

A smallholding to let on a Common Law Tenancy

A well-positioned rural smallholding comprising a recently renovated two-bedroom first floor flat, outbuilding and storage, a formal garden of approximately 0.05 acres and a field of approximately 3.41 acres of permanent pasture.

Available by way of a Common Law Tenancy at an asking rent of £1,750 pcm.

AT A GLANCE

- Recently renovated two-bedroom first floor flat of 815 sq ft
- Outbuilding and storage, including a detached store for tools and equipment
- Formal garden of approximately 0.05 acres
- Approximately 3.41 acres of permanent pasture in one field
- Common Law Tenancy at an asking rent of £1,750 pcm

Viewings strictly by appointment through Knight Frank.

THE ACCOMMODATION

A charming stone-built flat

This charming stone-built flat offers 815 sq ft space across the first floor. The flat retains its original charm, it features classic dormer windows, exposed beams, and natural stone walls.

The flat comprises a spacious reception room with a focal fireplace and a well-equipped kitchen and integrated appliances. Along with two bedrooms and a bathroom which sit beneath pitched ceilings and timber rafters.

ACCOMMODATION

- Reception room with focal fireplace
- Well-equipped kitchen with integrated appliances
- Two bedrooms and a bathroom beneath pitched ceilings
- Detached store for tools and equipment



A field of permanent pasture

3.41 acres

Field is permanent pasture

0.05 acres

Formal garden of the property

£1,750 pcm

Asking rent

The land comprises a single field of permanent pasture extending to approximately 3.41 acres, together with the formal garden of the property extending to approximately 0.05 acres.

The field benefits from mains water supplied via a metered trough, with water usage recharged by the Landlord. The field is fenced and currently used as pasture.

The land may be suitable for a range of agricultural uses, including sheep, cattle, free range poultry, pigs, market gardening or other agricultural enterprises, subject to the Landlord’s prior consent.

Environmental scheme proposals may also be considered, subject to prior approval.

The property is available by way of a Common Law Tenancy at an asking rent of £1,750 pcm.





ABOUT THE AREA

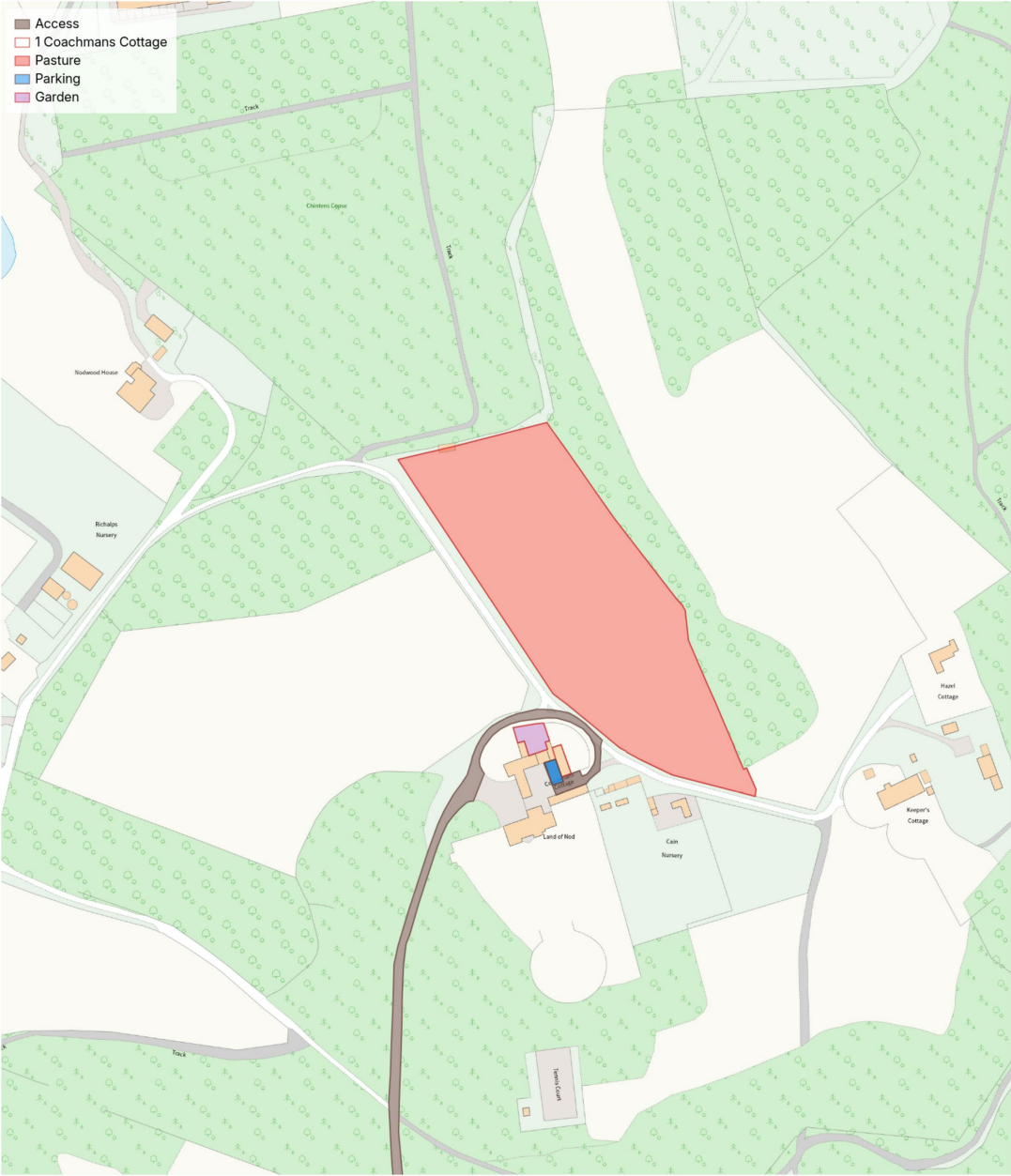
A secluded setting on the **Surrey - Hampshire** border

The holding positioned off Grayshott Road, Headley Down, near Bordon on the Surrey/Hampshire border. The Property enjoys a secluded countryside setting with access via a Private Estate drive, whilst remaining conveniently located for the amenities of Headley Down, Grayshott and Bordon.

The surrounding area provides an extensive network of footpaths, bridleways and open countryside, together with good road links to the A3, offering access to Guildford, London and the south coast.

NEARBY

- Headley Down, Grayshott and Bordon amenities
- Access via a Private Estate drive
- Footpaths, bridleways and open countryside
- A3 links to Guildford, London and the south coast



GRAYSHOTT ROAD, HEADLEY DOWN

GENERAL INFORMATION

Tenure

The property is available by way of a Common Law Tenancy.

Terms

Asking rent of £1,750 pcm.

The Land

Approximately 3.41 acres of permanent pasture in one field.

The Flat

A recently renovated two bedroom first floor flat of 815 sq ft, with outbuilding and storage and a formal garden of approximately 0.05 acres.

Water

The field benefits from mains water supplied via a metered trough, with water usage recharged by the Landlord.

Permitted Uses

The land may be suitable for a range of agricultural uses, including sheep, cattle, free range poultry, pigs, market gardening or other agricultural enterprises, subject to the Landlord’s prior consent.

Environmental Schemes

Environmental scheme proposals may also be considered, subject to prior approval.

Viewings strictly by appointment through Knight Frank.

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