



# 10, HEMPLANDS LANE

Privett, Alton, GU34 3NU

TO LET  
£2,000 Per Month



# 10, Hemplands Lane

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A 3 bedroom semi-detached house in a wonderful rural setting

## THE PROPERTY

This attractive semi-detached brick and flint cottage is located on Hemplands Lane in the highly sought-after village of Privett. The property enjoys stunning views over the surrounding countryside, along with the benefit of off-road parking and a single garage.

Well presented throughout, the ground floor features a cosy sitting room with a wood-burning stove overlooking the front garden. To the rear, a light and spacious eat-in kitchen includes an integrated dishwasher, electric oven and hob, and plumbing for a washing machine. This leads into a useful boot room with access to the garden. A modern family bathroom with a shower over the bath completes the ground floor.

Upstairs, there are three

well-proportioned bedrooms, two have decorative feature fireplaces and one which benefits from a built-in storage cupboard. All bedrooms enjoy delightful views across open countryside.

Outside, the generous garden wraps around the property and is predominantly laid to lawn. A substantial brick and flint outbuilding provides excellent additional storage.

## ADDITIONAL INFORMATION

### Services

Mains electricity and water  
Private drainage £20 per month  
Oil fired central heating  
Mobile phone coverage (Ofcom) - good/variable  
Broadband (Openreach) - full fibre broadband

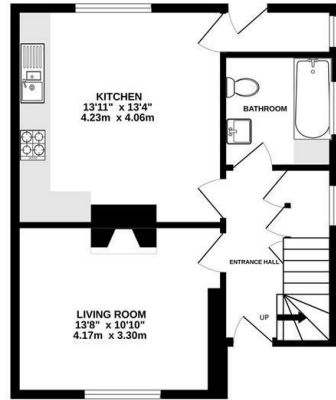
**EPC**  
D55



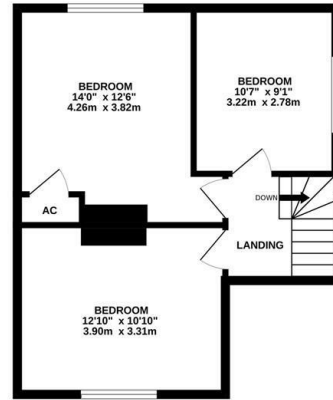
**Pets**  
Well behaved pets considered.

**Deposit**  
Holding Deposit - £461  
Security Deposit - £2,307

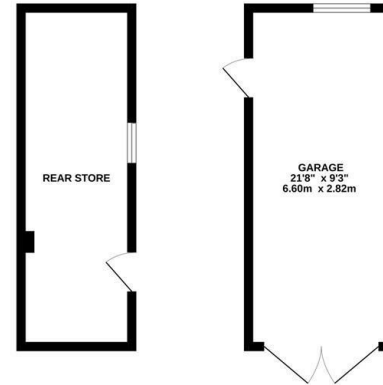
GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



OUTBUILDINGS  
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA : 1260 sq.ft. (117.0 sq.m.) approx.

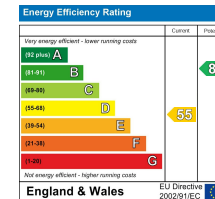
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