

# To Let



- Sought after Location
- 4 Bedrooms
- Sitting Room with woodburner
- Kitchen with integrated appliances
- 3 Bathrooms
- Double garage
- Council Tax Band – G
- Energy Performance Rating - B87

**Upton Grey, Basingstoke**

**£3,500.00 PCM**

**SIMMONS & SONS**

[www.simmonsandsons.com](http://www.simmonsandsons.com)

**1 Elder Dell,  
Bidden Road,  
Upton Grey, Basingstoke,  
RG25 2FB**

An extremely spacious executive 4 bedroom chalet style property situated in a quiet cul-de-sac. The property is within walking distance of local amenities in the sought after village of Upton Grey to include church, duck pond, village shop and the Hoddington Arms Pub and Restaurant. The accommodation comprises: Spacious entrance hall, sitting room with wood burning stove and French doors to patio, kitchen/dining/family room with range cooker, integrated fridge freezer and dishwasher, doors to patio area, utility room with washing machine and space for tumble dryer, study, family room/bedroom 4, cloakroom with shower enclosure. First floor: master bedroom with Juliet balcony, walk in dressing room and storage in eaves, en-suite shower room, 2 further large double bedrooms, bathroom with bath and separate shower cubicle. Double garage, driveway parking, enclosed rear garden. The Landlord will accept a 6 month Tenancy.

**Local Authority** - Basingstoke & Deane Borough Council

**Council Tax Band** - G

**Energy Performance Rating** - B87

**Services**

Heating: LPG

Water: Mains Supply

Sewerage: Mains Supply

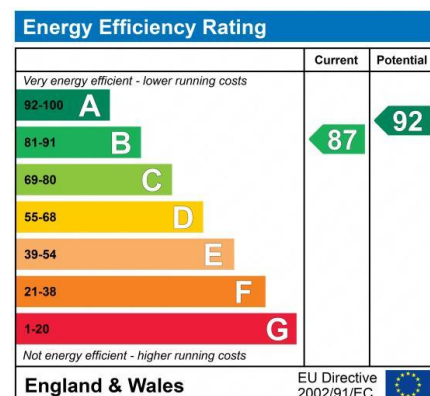
Broadband: Fibre to cabinet

**VIEWINGS** - Strictly by appointment only with Simmons & Sons - Basingstoke Lettings

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