



The Coach House, Greywell, Hampshire

£3250 per calendar month

Fowler Fortescue
RURAL ASSET MANAGEMENT



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A spacious four bedroom coach house conversion situated within the grounds of a picturesque rural estate.

Kitchen | Sitting Room | Dining Room | Study | Entrance Hall | Cloakroom and Downstairs WC | Master Bedroom with Ensuite and Dressing Room | Guest Bedroom with Ensuite | Two Further Double Bedrooms | Family Bathroom | Landing WC | Hall and Landing Storerooms and Airing Cupboard | Outbuilding with Utility Room, Storeroom, and Garage | Patio with Views Over Formal Gardens | Ample Parking

Description

A beautifully presented former coach house within the grounds of a picturesque rural estate. This delightful property offers comfortable living accommodation and benefits from a sitting room, a light and airy garden room with doors into the garden, kitchen, dining room, study, downstairs cloakroom/WC. Bedrooms include a guest bedroom with fitted wardrobes and ensuite, and a further double bedroom on the ground floor. The landing leads to a master bedroom with ensuite bathroom and dressing room, one further double bedroom, upstairs WC, plus the family bathroom. Outside there is ample parking as well as a separate outbuilding comprising a utility room, storeroom, and large garage with a secure remote operated roller shutter door. Patio doors off the dining room lead to a large outside dining area that enjoys views and access across the maintained estate gardens.

Situation

The property is located within the unspoilt grounds of the Greywell Estate and accessed via a treelined and tarmacked main drive. The village of Greywell is half a mile walk south west at the end of the drive which possesses a church, village hall, and village pub. The Coach House is just under 2 miles from the historic village of Odiham which is the setting for King John's Castle and has a wide range of interesting shops and amenities including a Co-Op. The town of Basingstoke is within 15 minutes drive and enjoys easy train links to London (45 minutes to London Waterloo). Greywell also benefits from good connections to the rest of Hampshire, London, and the south coast via the M3.



Sitting Room



Sun Room

t. 01747 356099 | e. enquiries@fowlerfortescue.co.uk

The Old Dairy, Fonhill Bishop, Salisbury, Wiltshire SP3 5SH



Patio

Accommodation

Entrance Hall with cloakroom and understairs WC.

Kitchen fitted kitchen with LPG gas AGA and a large quantity of mixed storage. The room allows for a large breakfast table and benefits from views onto the gardens.

Dining Room bright and spacious with double doors out onto the patio garden.

Drawing Room High ceiling and open period fireplace with large sash windows.

Study with fitted bookcases and a door onto the garden.

Bedroom One is ideal for guests. It is secluded at the end of the ground floor wing featuring fitted wardrobes and a large ensuite with a bath/shower, WC, and sink.

Bedroom Two is a good sized double and would work well as a second sitting room.

A sweeping staircase with galleried landing above leads to

First Floor

Stairs leading up to the main first floor landing with doors into:

Master Bedroom including dressing room and ensuite bathroom comprising bath/shower, WC, and sink.



Kitchen

Bedroom Four a good sized double with high ceiling and exposed wooden beams.

Family Bathroom with bath, sink, and WC.

Upstairs WC with basin.

Outside

The property is approached from a private driveway also used by the estate. The driveway branches off into the property's large private parking area.

Outbuilding Featuring a utility room with sink and ceiling ailer, a general storeroom, and a large secure garage with room for a car.

Gardens The property is surrounded by gardens mainly laid to lawn with a variety of shrubs, flowers and trees. The garden is well maintained by the estate. There is only access to the garden and is not included as part of the tenancy.

Utilities mains electricity (sub meter recharge) and water, septic tank drainage, LPG gas AGA. Served by the estate's biomass boiler for hot water and central heating (sub meter recharged).

Council Tax Harts District Council tax band F.



Garage

Available from mid to late June 2026

Services

Ofcom indicates there is Ultrafast broadband (up to 1800 Mbps) available to the property. Mobile phone signal is good outdoors and variable indoors. Intending tenants to satisfy themselves with broadband and mobile services, these can be found on the Ofcom checker

EPC The property has an EPC rating of E 47.

Pets by application.

Rent £3250 per calendar month payable by direct debit.

Holding Deposit a holding deposit of £750 is payable to secure the property.

Security Deposit £3750 to be held under the terms of My Deposits for the duration of the tenancy.

Viewing strictly by appointment through Fowler Fortescue's office on 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

Approximate Gross Internal Area = 260.7 sq m / 2806 sq ft
 Outbuilding = 69.7 sq m / 750 sq ft
 Total = 330.4 sq m / 3556 sq ft
 (Including Garage / Excluding Void)

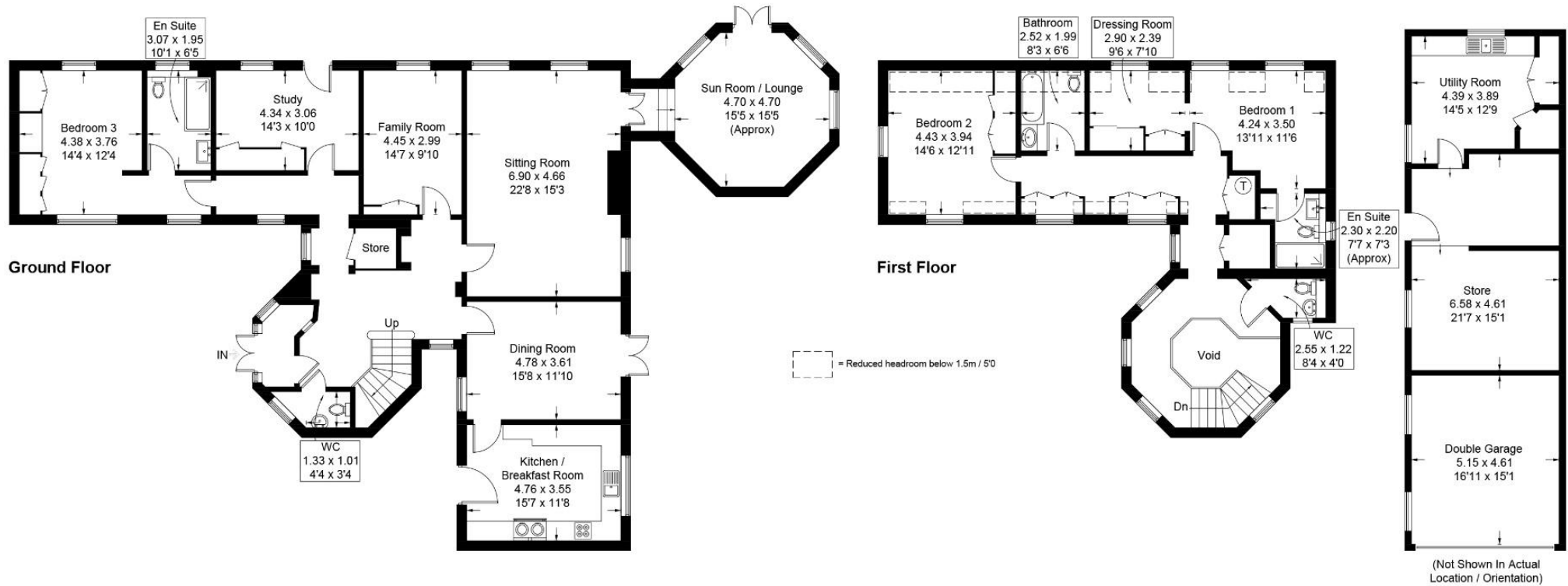


Illustration for identification purposes only, measurements are approximate, not to scale. (ID895529)

