



8a Lodge Farm

Elvetham, Hook, Hampshire, RG27 8AS

2 Bedroom Ground Floor Apartment

A spacious 2 bedroom apartment in a quiet rural location overlooking fields with a good sized garden and off road parking. Easy reach of Basingstoke, Reading and the Road and Rail Networks.

£1450 per calendar month | Available mid-February 2026

t. 01747 356099

w. fowlerfortescue.co.uk



8a Lodge Farm**Elvetham****Hook****Hampshire****RG27 8AS****Description & Location**

8a Lodge Farm is a 2 bedroom ground floor flat offering spacious accommodation within easy reach of Basingstoke, Reading and the road and rail networks.

The property is only 3 miles from Winchfield Railway Station with the London Waterloo train taking only 41 minutes. Basingstoke 11 miles, Hook 4 miles, Reading 12 miles.

Accommodation

ENTRANCE HALL with doors leading to:

KITCHEN 12'10 x 12'0

Newly fitted units

UTILITY ROOM

With space for washing machine and tumble dryer plus store room

SITTING ROOM 16'4 x 15'5

With woodburning stove

BEDROOM 1 16'8 x 12'10

Large double with fitted wardrobe

BEDROOM 2 11'3 x 8'11

Double room with views to the front

WC**BATHROOM**

With fitted suite

CELLAR 15'2 x 12'10

Stairs up to:

STUDY 10'2 x 7'1

Outside there is a garden area laid mainly to lawn and private parking.

Services and Utilities

The property is heated via Gas central heating and served by septic tank drainage and mains water.

Ofcom indicates there is Ultrafast fibre broadband (up to 1000Mbps) available to the property and average mobile phone signal from main providers. Intending tenants to satisfy themselves with broadband and mobile services available.

Council Tax Band C – Hart District Council

Fees, Charges & Terms

The rent is £1,450pcm payable monthly in advance by direct debit, exclusive of council tax and all utilities.

A holding deposit of £330 is payable to secure the property (see further details and conditions in our fee summary) and £1,670 is payable as a security deposit.

Restrictions

Pets by negotiation

EPC

The flat has an EPC rating 'D61'

Availability

The property is available mid-February.

Floorplan**Viewings**

Strictly by appointment only through Fowler Fortescue 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 appliances/services have been tested by ourselves.

[t. 01747 356099](tel:01747356099) | [e. db@fowlerfortescue.co.uk](mailto:db@fowlerfortescue.co.uk)

fowlerfortescue.co.uk

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

