



At home in Bentworth

The Coach House, Holt End Lane

BENTWORTH, HAMPSHIRE, GU34 5JU

Asking Rent £ 2,600 PCM

- Energy Performance Rating: F
- Holding Deposit £600
- Deposit £3,000
- Council Tax Band F
- Detached Cottage
- Three / Four Bedrooms
- Kitchen / Breakfast Room
- Sitting Room
- Dining Room / Bedroom
- Family Bathroom
- South Facing Garden
- Gated Driveway and Parking



A pretty detached character cottage, with an immaculately presented interior, in the heart of the village of Bentworth.





A beautifully presented detached character cottage in the heart of the village of Bentworth. A perfect cocktail of character and a modern internal specification, set in an extremely pretty village location, this property is perfect for those considering a move to the country.

This idyllic three bedroom cottage is presented in immaculate condition and is accessed via its own driveway with ample parking.

Oil fired central heating.

The versatile accommodation comprises of a spacious entrance hallway with downstairs cloakroom, there is a doortrough to the sitting room which features a wood burning stove. The kitchen / breakfast room has double doors out onto the garden. There is a further reception room, that would make a fine formal dining room, study or downstairs bedroom. The first floor includes two double bedrooms, a single bedroom and a modern family bathroom.

Outside, there is a gated driveway with ample parking. The private South facing garden has an area of lawn along with a patio, ideal for outdoor entertaining.

Superfast broadband is available (source:Ofcom). For mobile reception, please see <https://www.ofcom.org.uk/mobile-coverage-checker>.

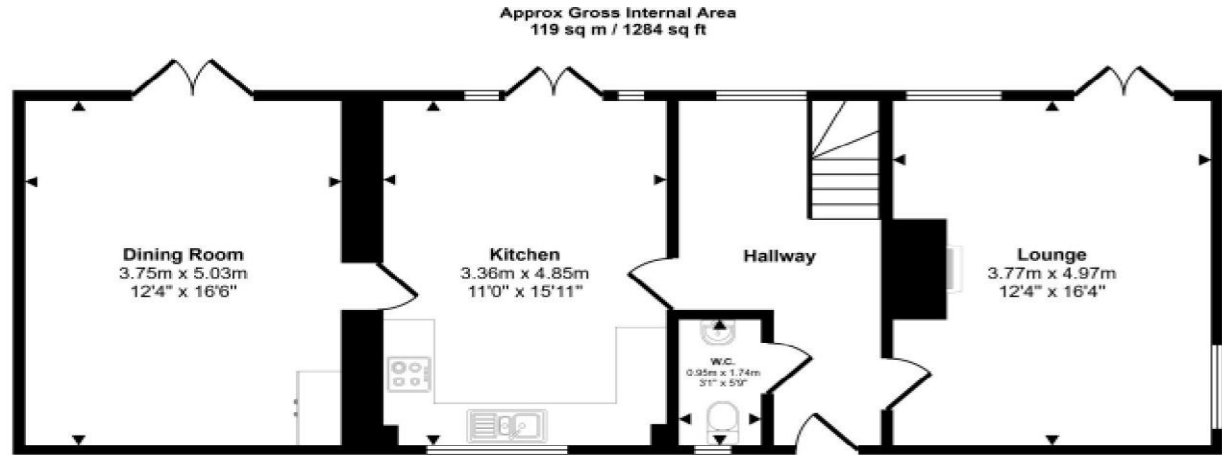


DIRECTIONS

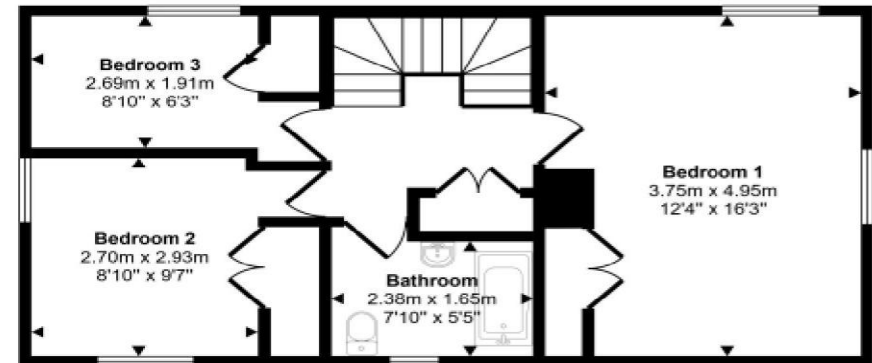
From our Office in Broad Street, head down the hill to The Soke, continue out of the town on the B3046. Continue through Old Alresford and then turn right onto Ox Drove lane. Go past Ropley Motors and at the end of the road turn right and then immediately left. After a while, turn right onto Ashley Road. Take the right turn onto Church Street. At the mini roundabout, take the second exit onto Holt End Road, where the property can be found on the left hand side.
What3words ///fortified.ballots.gagging



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



Ground Floor
Approx 70 sq m / 757 sq ft



First Floor
Approx 49 sq m / 527 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

