



HATTINGLEY FARM HOUSE

Hattingley Road, Hattingley, Hampshire GU34 5NQ

TO LET

£3,995 pcm



Hattingley Farm House

Hattingley Road, Hattingley, Hampshire, GU34 5NQ

Alton 5.7 miles | Winchester 15 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

5 bedrooms

A spacious, detached farmhouse set within a large garden and in an idyllic rural location with delightful views. Located close to the village of Medstead and within easy reach of Alton and Winchester.

THE PROPERTY

This spacious farmhouse offers flexible accommodation comprising of an entrance hall, kitchen/breakfast room, sitting room, dining room, and utility room. Upstairs is the master bedroom with dressing room and en-suite, bedroom two with en-suite bathroom, three further bedrooms, a family bathroom and a shower room. The house sits in a good-sized plot, and is approached by a gravel driveway with ample parking and access to the double garage. It is surrounded on all sides by the mature, private garden.

Located in Medstead, which features a village hall, church, shop and post office, primary school and a public house. The nearby schools are Perins in Alresford or Alton School, there are also various private schools within an easy commute. Alton, has a good range of shops and facilities. There is good road access to London, the M25 and beyond via the A31, which runs through the village. There is direct mainline rail access to London from Alton or Basingstoke, with Heathrow/Gatwick airports an hour away and Southampton airport about half an hour away.

ADDITIONAL INFORMATION

Services

Mains water and electricity.
Private drainage. Oil central heating.
Superfast broadband available (Ofcom)
Good mobile phone service (Ofcom)

Local Authority

East Hampshire District Council. Band G

EPC

39

Deposit

£4,609

Holding Deposit

£921

Pets

Considered, rent may vary

Parking

Private driveway

Directions

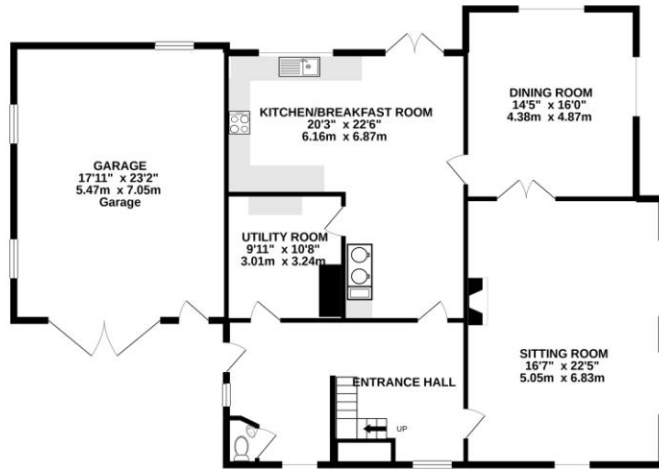
From Alresford, head down The Soke (B3046) and turn right signposted Bighton. Continue through the village and out of the other side. At the crossroads turn left up Chalky Hill. Continue along and bear right onto Hattingley Road, where Hattingley Farmhouse can be found on the right.

What3words:

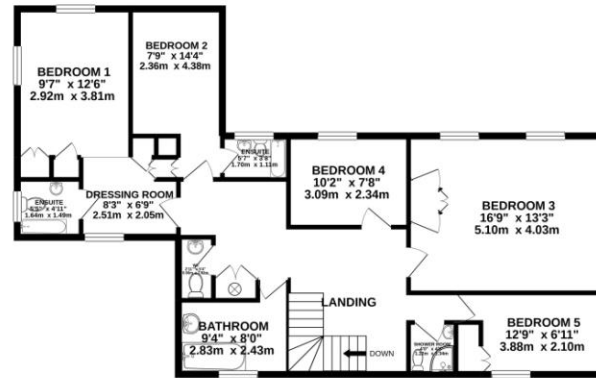
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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