

Hellards



At home in Medstead

Hattingley Farmhouse, Hattingley

ALTON, HAMPSHIRE, GU34 5NQ

Asking Rent £ 3,500 PCM

- EPC E
- Holding Deposit £807.69
- Deposit £4,038.45
- Council Tax Band G
- Countryside Views
- Five Bedroom Family House
- Four Bathrooms
- Kitchen / Breakfast Room
- Dining Room
- Drawing Room
- Garden
- Garage



This spacious farmhouse offers flexible accommodation comprising of an entrance hall with central staircase, 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.





Hattingley Farmhouse is set on a good-sized plot, and is approached by a gravel driveway with ample parking and access to the double garage.

From the entrance hall, with its central staircase, doors lead into the sitting room, kitchen / breakfast room and utility room. The recently fitted kitchen, with a range of base and eye level units has a built in oven, hob and large Aga.

The sitting room is naturally well lit and benefits from an open fireplace and double doors through to the dining room. Upstairs, the master bedroom has a dressing area and en-suite bathroom. The second bedroom also benefits from an en-suite bathroom. There is a family bathroom with separate WC, a shower room and three further bedrooms.

The house is surrounded on all sides by the mature private garden.

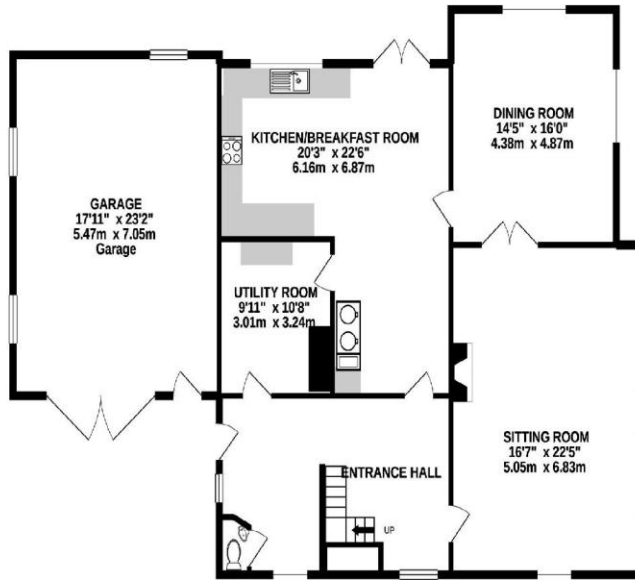
Superfast broadband is available (source: Ofcom). A mobile signal is limited from EE, O2 and Vodafone, and none from Three (Source: Ofcom).

Located in the popular village of Medstead, which is known for having an active community with a good number of clubs and societies, a village hall, church, shop and post office, primary school and the highly rated public house, The Castle of Comfort. For those with equestrian interests, there are ample opportunities locally. There is also a clay pigeon shoot, and Hattingley Vineyard nearby. Adjacent villages offer various public houses with restaurant facilities. The nearby schools are Perins in Alresford or Alton School, there are also various private schools within an easy commute. Nearby Four Marks, has additional shopping facilities. The market town of Alton, has a Waitrose, an M&S food store and Sainsburys, along with other 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.

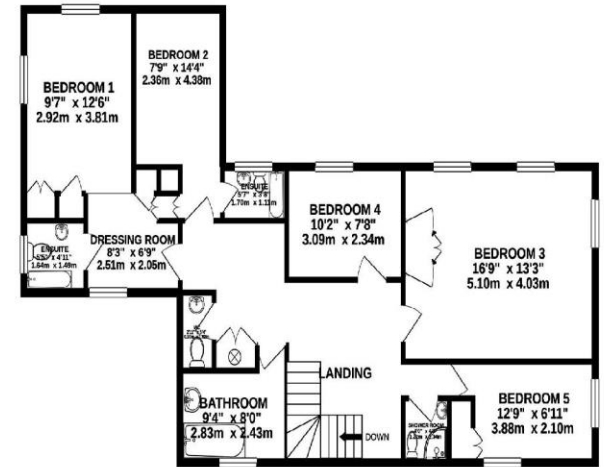




GROUND FLOOR



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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
	71
	39
England, Scotland & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
A (92-100)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO ₂ emissions	
	63
	34
England, Scotland & Wales	

DIRECTIONS

From our office in Broad Street, head down The Soke 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.

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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.

