



HERRIARD, BASINGSTOKE, RG25

£4,000 per month*

Carter Jonas

HERRIARD, BASINGSTOKE, HAMPSHIRE, RG25 2PE

- Drawing room
- Dining room
- Sitting room
- Study
- Eat in kitchen
- 5 Bedrooms
- 2 Bathrooms

THE PROPERTY

The house is found up a no through road and approached through a farm yard of traditional farm buildings. There is parking for a number of cars to the front of the property.

Downstairs the house offers a lovely drawing room with open fire place and arch through to a formal dining room overlooking the gardens, a sitting room with wooden floorboards, built in dresser and working fireplace, and a good sized study. The kitchen has a range of cream coloured units, a double oven, dish washer, built in fridge and an island and there is space for a large table. There is a separate utility room with further units, fridge and plumbing for a washing machine. There is a downstairs cloakroom and a cellar.

Upstairs the main bedroom has an ensuite bathroom with bath and separate shower and a walk in dressing area. There are 4 more double bedrooms, three with built in hanging cupboards and a family bathroom with bath and separate shower. There is an attic area accessed from one bedroom leading to a separate study area with a fixed desk. There is full fibre broadband to the property.

OUTSIDE

There are lovely, enclosed gardens to the rear of the house, mainly laid to lawn with a terrace immediately behind the house. There is a storage building in the farm yard for the use of the house and a boiler room with further storage. There is a small paddock that is part of the lease and further paddocks are available by separate negotiation. The rent includes the services of a gardener.

A charming, traditional farm house offering spacious and flexible accommodation in a tucked away location in this popular village with rural aspect but within easy reach of the amenities and railway stations in Basingstoke and Winchester and the Georgian Market town of New Alresford.



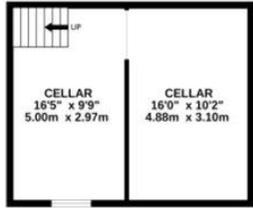
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

ADDITIONAL INFORMATION

Offers	Available for a 3 or 5 year term
Viewing	Strictly by appointment
Local Authority	Basingstoke & Dean - Council Tax Band G
Holding deposit	One week's rent = £923
Security deposit	Equivalent to 5 weeks' rent @ £4,000 pcm = £4,615



Lee Farm, Herriard, RG25 2PE



Cellars



TOTAL FLOOR AREA: 3613 sq.ft. (335.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves and any other details 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.

Made with Metropac 4.2022



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.

*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: winchester-residentiallettings@carterjonas.co.uk

A member of



Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

Classification L2 - Business Data