



HOOK
£4,000 pcm

A substantial detached period home with a wealth of character offering flexible accommodation and far reaching views of surrounding countryside

The gated entrance leads to a gravelled driveway offering ample parking and access to 2 garages (please note the 3rd garage and annexe above are not included in any tenancy)

The entry hall offers a good size coat/boot cupboard and leads into a formal entry area/sitting room with wood burning stove. This leads to a further sitting room with feature fire and French doors overlooking the gardens.

There are wooden steps leading to a study area and the eat in country style kitchen is found beyond and offers an oil fuelled range stove, gas hob, electric oven and under counter fridge. There is also access to a cellar.

To the rear of the kitchen there is a utility room with space for a washing machine, tumble dryer and fridge/freezer. Beyond this there is a shower room and good size family room with door to the rear patio and gardens.

Upstairs the property benefits from 4 good sized bedrooms and has been re-carpeted. Bedroom 2 benefits from an en suite shower room, fitted wardrobes and access to the main bedroom. There is also a family bathroom with shower over the bath.

Outside there are formal gardens to the side and rear, offering views as they slope down towards adjacent fields.

The property is unfurnished and available now.

Energy Efficiency rating - E / Council tax Band - G / Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £4,615.00 (5 weeks rent), Holding deposit – £923.00 (equivalent to 1 weeks rent - Holding deposit deducted from 1st months' rent due on successful completion of a tenancy, but non-refundable should a Tenant withhold/provide misleading information that may affect their application, or if they withdraw)

Further Tenant fee information available on; mccarthyholden.co.uk/wp-content/uploads/2024/07/Tenant-fees-new-tenancies.pdf

McCarthy Holden is a member of the Propertymark client money protection scheme, and also a member of The Property Ombudsman which is a redress scheme.