



****** 5 BEDROOM CHARACTER FAMILY HOME WITH 2 BEDROOM SELF
CONTAINED ANNEXE ******

Situated within the village of Newnham, one mile from Hook with its shops and mainline railway station and M3 access. The accommodation comprises on the ground floor, entrance hall, cloakroom, under stair storage, sitting room with open feature fireplace, dining room/study/family room, kitchen/dining area with feature fireplace, gas range stove and dishwasher.

The property also has a conservatory, 5 bedrooms with an en-suite shower room to main bedroom, family bathroom and airing cupboard.

The self contained annexe has an entrance hall, lounge, study/dining room, cloakroom and kitchen with a range of units and appliances including induction hob, electric oven, slimline dishwasher and washing machine. On the first floor there is a double bedroom and a single bedroom/dressing room/snug and a bathroom.

The grounds of approximately 3/4 acre are mainly laid to lawn and overlook adjoining fields. The property has ample driveway parking and a detached garage.

Available Unfurnished from late October.

Energy Efficiency rating - D /Council tax Band -F/ Tenancy Length – 12 months

ADDITIONAL CHARGES

Security deposit - £5,192.00 (5 weeks rent), Holding deposit – £1038.00 (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.



NEWNHAM ROAD, HOOK

£4,500 pcm