



27 Friars Oak, Medstead, Alton, Hampshire. GU34 5EU.  
OIEO £1,750 pcm

- Spacious end town house (142.4 sq m)
- 4 Bath/shower rooms
- 2 Reception rooms
- Garage and allocated parking for 1 car
- Available now and pets allowed
- 4 Bedrooms
- Kitchen with appliances
- South facing courtyard garden
- Walking distance of Chawton Park Woods
- VIEWING STRONGLY ADVISED.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92-100)	A		
(81-91)	B		
(69-80)	C	76	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Description

\*\*\* VIEWING DAYS 1st/3rd October \*\*\* Architect designed and built in 2005/6 by high quality developers, Lacey Simmons of Woking, the property stands in the far right hand corner of a broad L-shaped landscaped courtyard and has been sympathetically enlarged to the ground floor and cleverly altered internally to maximise the comfort and space also taking advantage of the Southerly aspect to the rear.

The property nestles in the far corner of this striking small development of 27 houses of varying detached and cottage designs, one of which won an important media award upon construction. Friars Oak is located in the semi-rural South Easterly corner of Medstead, a traditional village providing local shops including a butchers, Handy Store and greengrocers, primary school, St Andrew's Church, the Castle of Comfort pub, central village green and sports facilities, doctors and dental surgeries, local interest societies, and footpaths, bridleways and byways over the surrounding rolling countryside. Chawton Park Wood with its broad 'rides' is within 0.35 mile.

## Directions

From Alton, take the A31 towards Winchester. Entering Four Marks, after the pelican crossing, turn third right towards Medstead on to Boyneswood Road. After 0.25 mile, turn right into Friars Oak. Then bear right into the barn style courtyard where the house is located in the far right hand corner.

## Tenants Fees

Tenant is responsible for paying utility bills and council tax. • Holding Deposit (Goes towards 1st month's rent) - 1 weeks Rent. • Security Deposit (payable once tenancy agreement is signed) - 5 weeks rent. • Rent payable in advance (payable once tenancy agreement is signed) - 1 month (minus holding deposit). Lets Help Property Management Services Ltd handle all client money on behalf of Keats Fearn and are a member of the Propertymark Client Money Protection Scheme No C0124095



TOTAL FLOOR AREA: 1473 sq.ft. (136.9 sq.m.) approx.  
 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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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey or tested the services, appliances and specific fittings.