



Kettlebury View, Pitch Place, Thursley, Farnham, Surrey. GU8 6QW.
Guide Price £3,000 pcm



Description

A spacious detached home enjoying a semi rural location on the edge of Hankley Common on a secluded plot of 0.29 acres. The extended and flexible accommodation includes a large kitchen/dining living space with a roof lantern and doors to the rear garden. This fabulous open place space is the hub of the home and the kitchen features a good range of fitted cupboards and drawers as well as integrated appliances. Also on the ground floor are a family room, 3 bedrooms, a family bathroom and en-suite shower room. On the first floor there is a further bedroom and a nursery/office with skylight windows and eaves storage.

To the front of the house is a shingle driveway providing off road parking for a number of cars. The generous rear garden is mainly laid to lawn with a paved patio and a detached outbuilding. The house is not on mains drainage or gas but is served by a septic tank and oil-fired boiler.



Thursley is a fabulous location, surrounded by thousands of acres of countryside, ideal for walkers, riders and cyclists. There are numerous walks and outdoor pursuits on the doorstep, including Hankley Common, The Flashes, Devils Jumps, Frensham Common, Frensham Ponds, Thursley Cricket Club and Hankley Golf Club. Once you have worked up an appetite you can visit the very popular Three Horseshoes pub in Thursley or The Duke of Cambridge pub in Rushmoor.

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

Tenant's Notes - Proof of a professional clean on exit will be required including the appliances.

Directions

SAT NAV - GU8 6QW

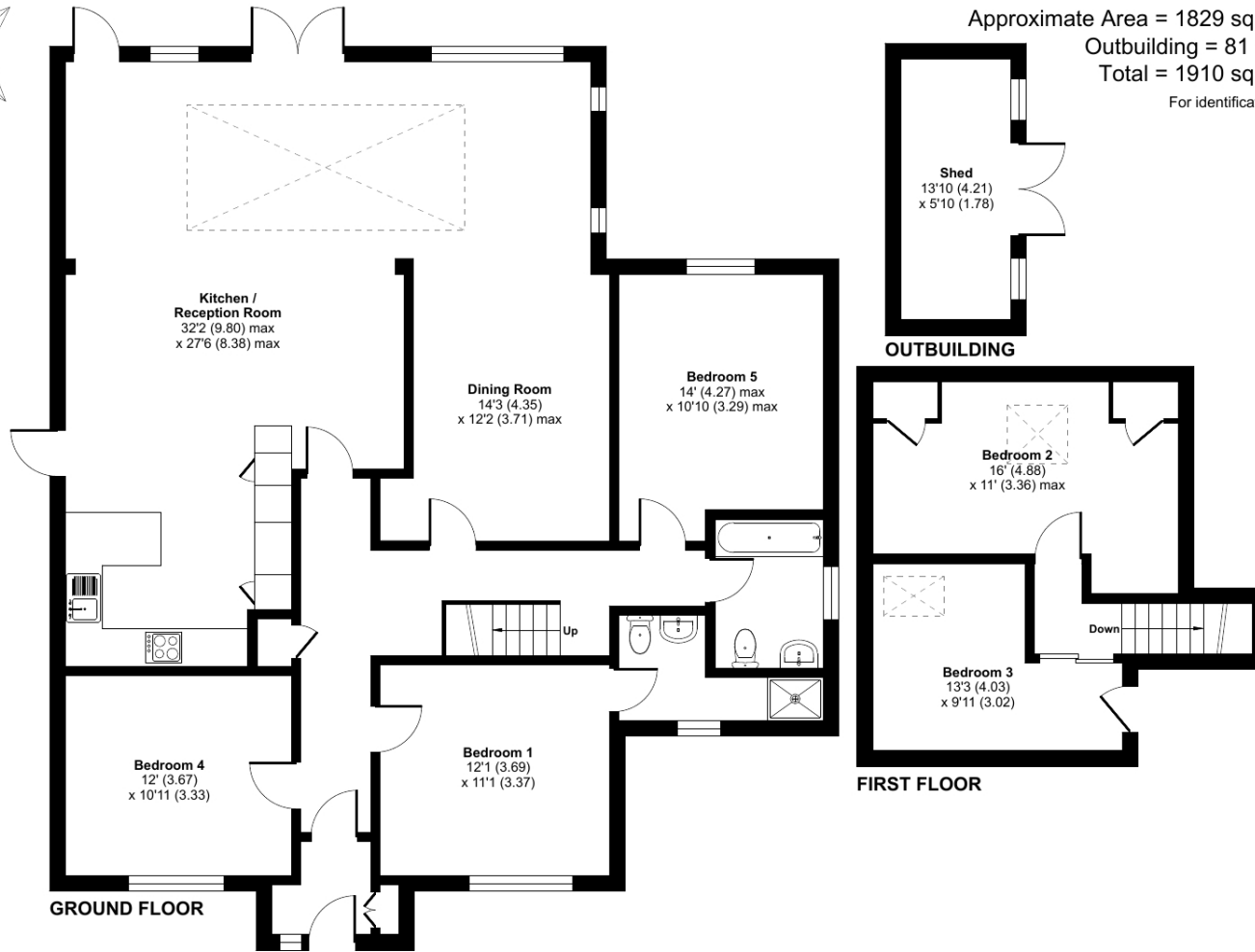
Local Authority

Waverley
Band F



Thursley, Godalming, GU8

Approximate Area = 1829 sq ft / 169.9 sq m
 Outbuilding = 81 sq ft / 7.5 sq m
 Total = 1910 sq ft / 177.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		40
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Keats Fearn Limited. REF: 1194283



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