



Dating back to around 1830 is this Grade II listed character property, originally part of the Old School House. The cottage retains original features such as exposed beams and feature fireplaces. The accommodation comprises on the ground floor; entrance hall, fitted kitchen, family room, dining room, sitting room with log burner stove and bedroom with en-suite shower/utility room.

On the first floor; master bedroom, further bedroom with built-in wardrobe cupboards, study/small bedroom and refitted bathroom with underfloor heating. Outside, the property sits within grounds of approximately one fifth of an acre, the rear garden mainly laid to lawn. To the front of the property there is a shingle area providing off road parking.

The property is part furnished and available from 7th June.

Efficiency Energy Rating - E Council tax band - E Tenancy length 12 months

ADDITIONAL CHARGES:

Security deposit - £2,538.00 (5 weeks rent), Holding deposit – £507.00 (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/2019/05/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



HECKFIELD, HOOK

£2,200 pcm