



A spacious semi detached cottage located in the rural location of Blouance, just outside South Warnborough with beautiful views over countryside.

This refurbished cottage is bursting with character, and has been refurbished through out, as well as recently refitted carpets.

To the ground floor; an entrance porch, opening onto a good size dining room with feature fireplace, downstairs cloakroom, a recently refitted kitchen offers a range of eye and base level units with integrated appliances, that include a fridge/freezer; washing machine, slimline dishwasher and oven. second good size living room with feature fireplace.

To the first floor are two good sized bedrooms, modern fitted bathroom.

The Grounds

To the rear of the property is a garden mainly laid to lawn mainly laid to lawn, with views across the countryside, and extends to the side of the property.

There is a driveway which approaches the two cottage with area of shingle parking, leading to a single garage.

The property comes to the market unfurnished and available end of March.

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

ADDITIONAL CHARGES

Security deposit - £1,955.00 (5 weeks rent), Holding deposit – £391.00 (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



HUMBLY GROVE, HOOK

£1,695 pcm