

PILGRIM BOND & BREWER

CHARTERED SURVEYORS

EQUESTRIAN & RURAL PROPERTY SPECIALISTS

5 Little Hatherden, Cottage Stables, Hatherden, Hants, SP11 0HY



- C. 5 Ac
- Covered Yard – 8 Stables
- Further Yard – 14 Stables
- 3 Bed House

- Roundpen
- 4 Furlong Gallop

PRICE GUIDE

£2600 pcm

A superb equestrian property situated in a beautiful location with a newly refurbished 3 bedroom home, 22 stables, roundpen, 4 furlong gallop and approx. 5 ac of pasture.

The Property

Brick elevations under a tiled roof, presented to a high standard with double glazing, oil fired central heating, attractive gardens & decked area.

Entrance Hall

Kitchen with fitted units, inset oven & hob

Living Room with open fire & Parquet floor

Three Bedrooms

Bathroom with bath, shower, low level W.C & wash basin

EPC –D

Stables

Covered yard with 8 loddon style stables and Tack/Feed Room

Timber yard with 14 stables set on concrete yard



Roundpen

With sand surface

Gallop

4 furlong incline gallop with woodchip surface.

Land

Approx 5 Ac of mature pasture

Services

Mains Water & Electricity, Private drainage, Oil fired central heating, double glazing.

Directions

From A303 at Andover take the A343 towards Charlton.

Pass through Charlton on the Hatherden Road, continue on this road to Hatherden.

Bear right onto Sambourn Lane, at the cross roads turn right.

Take next turning on the right and the property will be on the left.

The property is available to lease for an initial period of 1-3 years, on a lease excluded from the security of tenure provisions of The Landlord and Tenant Act 1954, renewal by mutual consent. The tenant will be responsible for payment of rates and utility bills. A returnable deposit of 2 months' rent will be required to be held by the landlord.

A further non-returnable holding deposit of £150 + vat will be required from the first tenant and £75 + vat from additional tenants wishing to take a lease on the property to cover the cost of credit checks, references and preparation of the lease.

IN ALL APPROX. 5 ACRES



5 Market Place, Lambourn,
Hungerford,
Berkshire RG17 8XU
01488 72911

lambourn@pilgrimbondbrewer.co.uk
www.pilgrimbondbrewer.co.uk

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