

**PILGRIM BOND & BREWER**

CHARTERED SURVEYORS

EQUESTRIAN & RURAL PROPERTY SPECIALISTS

**4 Little Hatherden, Cottage Stables, Hatherden, Hants, SP11 0HY**



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

- Roundpen
- Beautiful Location

**PRICE GUIDE**

**£2850 pcm**

**A superb equestrian property situated in a beautiful location with a newly refurbished 3 bedroom home, 24 stables 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

### **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.

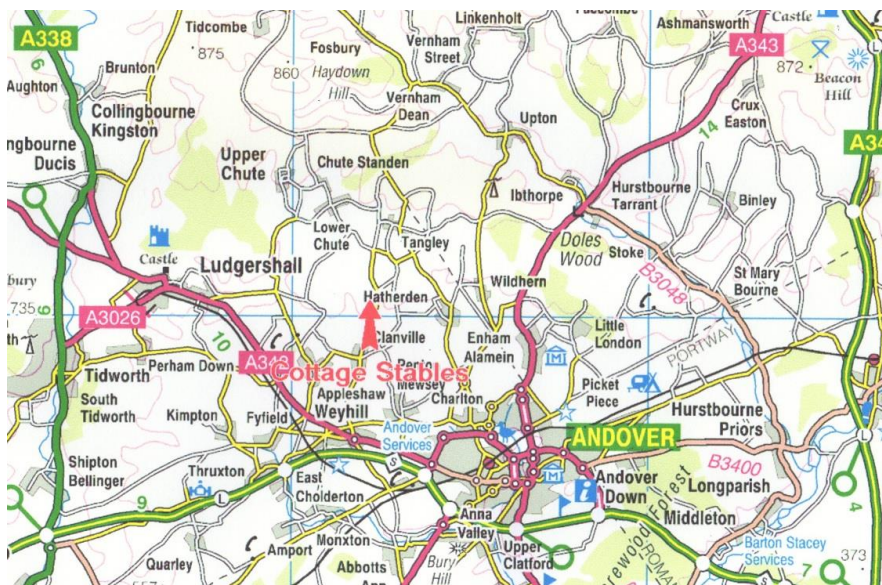
Bear right onto Sambourn Lane, at the cross roads turn right.

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**



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