

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.

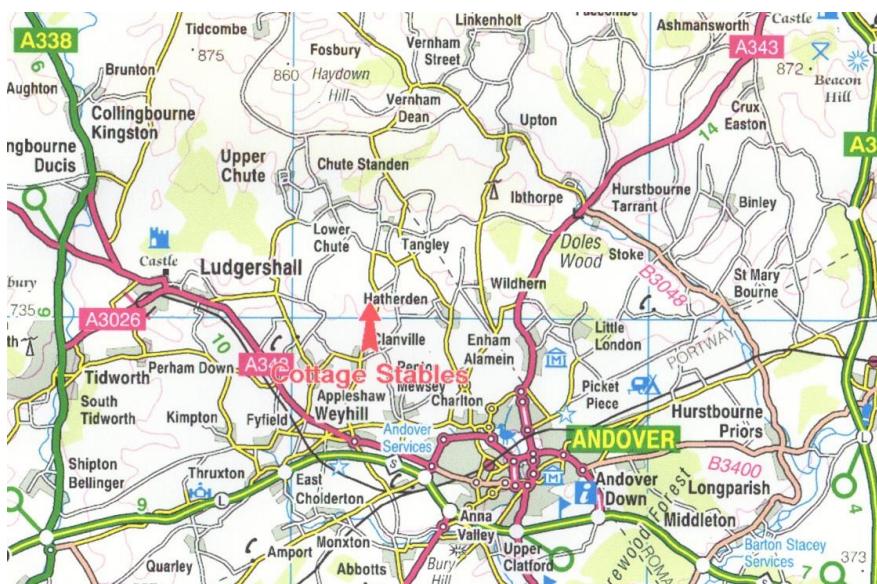
Bear right onto Sambourn Lane, at the cross roads turn right.

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



PILGRIM BOND & BREWER
CHARTERED SURVEYORS
EQUESTRIAN & RURAL PROPERTY SPECIALISTS

**5 Market Place, Lambourn,
Hungerford,
Berkshire RG17 8XU**

01488 72911

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

PILGRIM BOND BREWER gives notice to anyone reading these particulars that: - 1. The particulars do not form part of any contract. 2. The particulars including text, photographs and plans are for the guidance only of prospective purchasers and must not be relied upon as statements of fact. 3. The description provided therein represent the opinion of the author and whilst given in good faith should not be construed as statements of fact. 4. Nothing in the particulars shall be deemed a statement that the property is in good condition or otherwise or that the services or facilities are in good working order or are connected. 5. All measurements are approximate.