



**HOOK ROAD, AMPFIELD, SO51**  
£2,000 per month\*

**Carter Jonas**



# HOOK ROAD, AMPFIELD, ROMSEY, HAMPSHIRE, SO51 9DB

**AVAILABLE FOR A 6 MONTH LET ONLY** a spacious and flexible detached house in large gardens with a pond in this popular village within easy access of Southampton, Romsey, Winchester, the M27 and M3.

- 3 Reception room
- Kitchen
- 4 Bedrooms
- 2 Attic rooms
- Utility room
- Garage
- Gardens

## THE PROPERTY

Drive with parking for a number of cars and a double garage with electric doors.

Entrance hall with doors to all principal rooms. The L shaped sitting room has wooden floors, a gas fire and French windows to the garden. There is a dining room and a study. The kitchen has a range style cooker, built in fridge and microwave and space for a dishwasher. There is a separate utility room with plumbing for a washing machine and space for a tumble dryer and cloakroom.

On the first there are 4 double bedrooms, the main bedroom has an ensuite shower room and there is a family bathroom with a shower and a bath.

There is a large attic bedroom on the second floor and a door to a further attic room over the garage suitable for a variety of uses.


## OUTSIDE

There is a good sized garden, mainly laid to lawn to the rear of the property with a terrace and a pond.

Mains services connected. For internet and mobile services check ofcom.org.uk





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

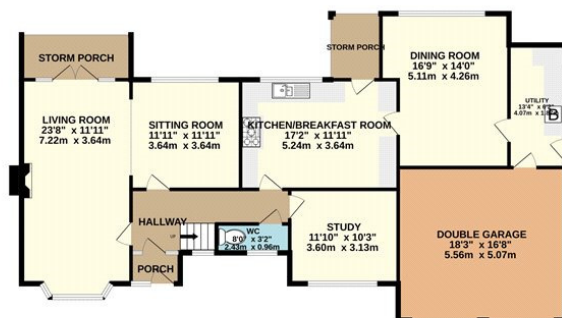
## ADDITIONAL INFORMATION

Offers	Available for a 6 month term only
Viewing	Strictly by appointment
Local Authority	Test Valley Borough Council - Council Tax Band G
Directions	Holding deposit equals 1 week's rent = £461    Deposit equivalent to 5 weeks' rent @£2250pcm = £2307

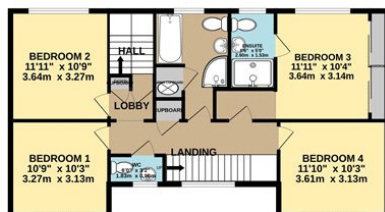




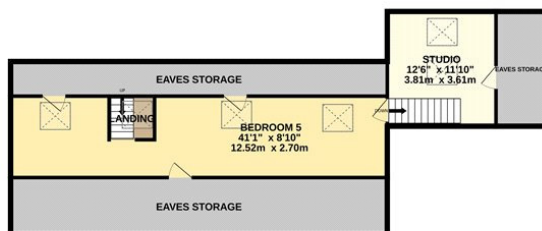
GROUND FLOOR  
1578 sq.ft. (146.6 sq.m.) approx.



1ST FLOOR  
850 sq.ft. (79.0 sq.m.) approx.



2ND FLOOR  
993 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 3421 sq.ft. (317.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas have been provided with a floorplan by a third party, we can not guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included, these are confirmed in a separate inventory. If you require further information please contact us.  
\*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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