



**VYNE ROAD, BRAMLEY, RG26 5DX**

£4,000 per month\*

**Carter Jonas**

# BRAMLEY, HAMPSHIRE, RG26 5DX

Substantial period farmhouse in a semi rural setting, convenient for the road and rail networks.

## LOCATION

Situated between the large villages of Bramley and Sherborne St John for local amenities, and within a short drive of Basingstoke for extensive shopping and leisure facilities. Excellent for road communications (M3, M4 & A33) and mainline train links to London Waterloo.

Excellent for a range of local state and private schools.

## THE PROPERTY

Offering flexible family accommodation with all receptions overlooking the extensive gardens and open fields, offering a good degree of privacy.

Entrance hall with sweeping staircase, well equipped kitchen/breakfast room with Aga, some integrated appliances and door to the garden, snug/family room with open fire. Double aspect dining room, sitting room with open fire and French doors leading into the conservatory.

Rear hallway leading to a large utility/boot room and shower room/wc.

The first floor incorporates a double aspect principal bedroom with ensuite bathroom and eaves storage, further family bathroom, 3 further double bedrooms (2 with storage) and a large eaves storage room.

Extensive gardens, mainly laid to lawn, backing onto paddocks and incorporating a fenced vegetable garden. The gardens are maintained by the Landlords.

Driveway parking to the front, 2 open bay carports, workshop and various stores.



The property is reached via a gated shared driveway and offers a good degree of security.

The paddock to the rear may be available to rent.

At a rent of £4000 per calendar month:  
1 week's holding deposit £923.00  
5 week's security deposit £4615.00

## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

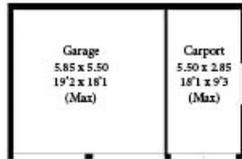
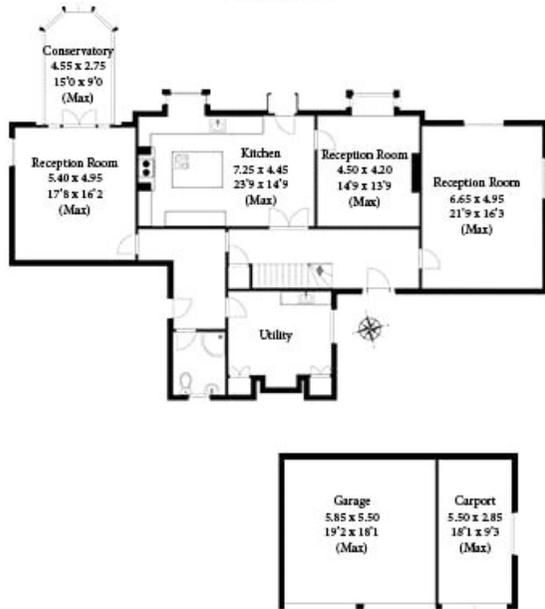
Local Authority - Council Tax Band G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		41	77
England, Scotland & Wales		EU Directive 2002/91/EC	

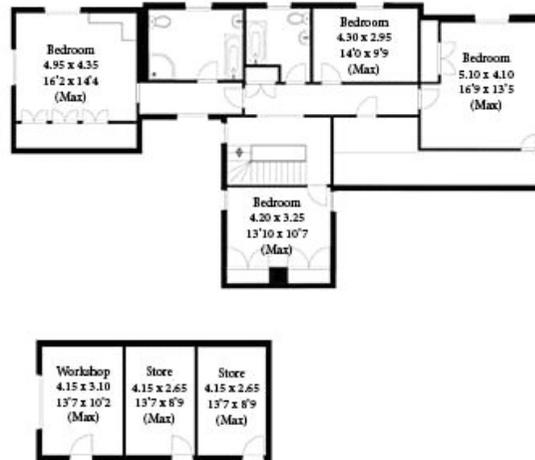


**Approximate GIA**  
 House 329.1 Square Metres 3542 Square Feet  
 Out Buildings 84.3 Square Metres 907 Square Feet  
 Total 413.4 Square Metres 4449 Square Feet

Ground Floor



First Floor



This plan is for illustrative purposes only, measurements are approximate and not to scale  
 Outbuildings are not shown to scale or orientation  
 Produced by Lightfall



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Classification L2 - Business Data

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