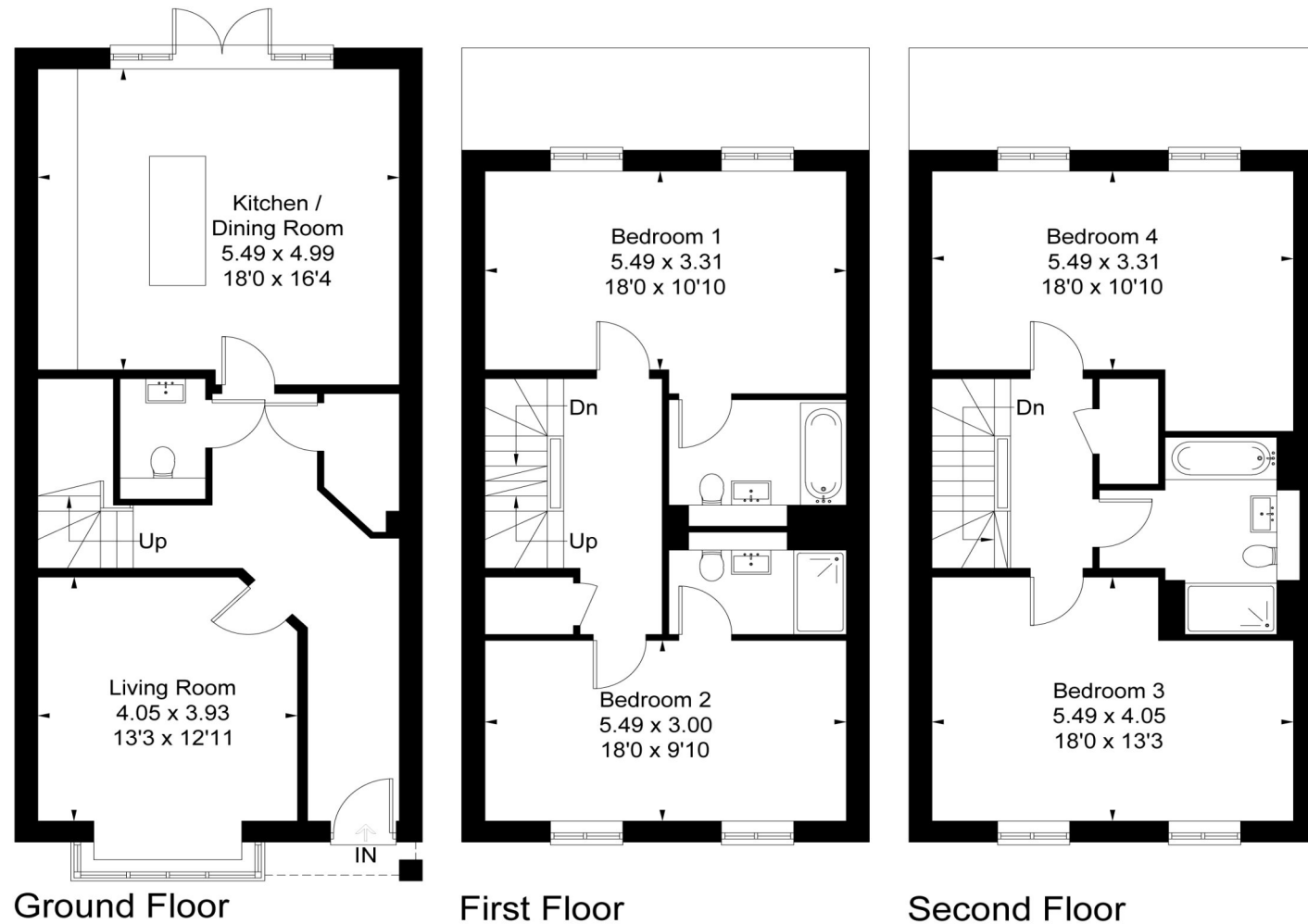


Approximate Floor Area = 189.5 sq m / 2039 sq ft



Drawn for illustration and identification purposes only by fourwalls-group.com 315245

Tel 01252 733042  
Email [Farnham@winkworth.co.uk](mailto:Farnham@winkworth.co.uk)  
99 West Street, Farnham, GU9 7EN

**Winkworth**

## Red Cedar Avenue, Hampshire, GU51

Guide Price £3,400 per month

A wonderful opportunity to rent this spacious and stunning four bedroom, three bathroom semi-detached new build town house. The house offers situated on the impressive Hartland Village development with easy access to M3. Unfurnished and 18th May 2024 EPC B

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**Winkworth**

**ACCOMMODATION**

- Spacious modern town house
- Situated on the exclusive Hartland Village
- Living Room
- Kitchen Dining room
- 4 spacious double Bedrooms
- 3 Bathrooms and Cloakroom
- Utility Room
- Garden and ample parking
- Council Tax Band F

**DESCRIPTION**

The house has been designed with many modern features to provide a spacious and comfortable environment for families.

Herringbone wood effect LVT floors to the ground floor. soft pile grey carpet to stairs and bedrooms.

Excellent storage to the entrance hall with a storage/laundry cupboard. Guest WC. Elegant living room with bay window. The modern kitchen provides an excellent layout for family dining and is very light due to large windows and glazed French doors to the garden. High end composite work surface with upstand and splashback. Stainless steel 1½ bowl sink. Siemens gas hob with canopy extractor. Stainless steel oven and microwave. Integrated fridge/freezer, dishwasher and recycling bin. Under cabinet mood lighting.

The Four Bedrooms are all large double sized rooms. The Master bedroom has fitted wardrobes and an ensuite Bathroom. The guest bedroom has an ensuite Shower Room. The further two bedrooms on the top floor are particularly large and share a Bathroom that has both bath and shower.

Bathrooms are very stylish and contemporary with Villeroy & Boch suites with heated towel rails, shelving and vanity cabinets. Underfloor heating to the master ensuite. Additional wall lights and shaver sockets

LED/energy efficient downlights to the ground floor and bathrooms. USB power sockets. Hyperoptic broadband available at Tenant cost.

Double glazed windows with locks & child safety opening restrictors. Multi-point locking front door. Security system available.

**OUTSIDE**

Turfed rear garden with patio, path, side gate and access gate to rear parking. Waterproof garden storage shed. External power, lighting and water tap.

Planted beds to the front of the property with path to the side of the property leading to rear parking and garden side gate.

Driveway parking to the front of the house plus 2 allocated paved off street parking to rear.



**LOCATION**

Hartland Village is a brand new, modern community designed with traditional style within a Hampshire countryside setting. Entrance to the development is particularly impressive over a hump back bridge flanked by fountains within a lake. The house is well located in the first phase of the development within a short walk of a children’s play area. Excellent state and private schools are available and future phase of the development will include a primary school, village centre and further recreation areas.

Hartland Village is situated close to the towns of Fleet, Farnborough and Farnham offering extensive shops, restaurants and leisure options. Fleet mainline rail link to London or the M3 are within a 10 minute drive providing excellent commuter links with trains to London Waterloo via the mainline rail station and Junction 4a of the M3 motorway linking to the M25.

**LOCAL AUTHORITY**

Hart District Council Band F

**SERVICES**

All mains services connected. Energy efficient gas fired central heating Telephone and data points

**DISCLAIMER**

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.

