



# The Garden Lodge

Chilton Manor | Chilton Candover  
Alresford | Hampshire | SO24 9TX

To Let: £1,200pcm

- Rent to include bills
- Beautiful Rural Location
- Renovated to an exceptionally high standard
- Underfloor heating
- Open plan living area

Rent to include bills. The Garden Lodge forms an annexe of Chilton Manor, a quintessentially English country home, which is set in the most stunning rural location with far reaching views over the surrounding Hampshire countryside. The Lodge has been beautifully renovated with great attention to detail with polished concrete floors, underfloor heating, fully equipped kitchen and modern bathroom. There is a large, shared utility/laundry area, parking within the grounds and outside space to enjoy the view. The Lodge would be most suitable for a professional couple or single person.

Chilton Candover is located in the heart of the beautiful Candover Valley. It is surrounded by farmland and lovely countryside with a good choice of walks and long distance footpaths close by. The nearby village of Preston Candover has a local primary school, a well-known pub/restaurant and a village shop.



More extensive shopping facilities can be found in Basingstoke and the market town of Alresford, with its eclectic mix of independent shops and restaurants and Perins Secondary School. A bus route goes through the village and connects with Alresford and Basingstoke. The cathedral city of Winchester is about 7-8 miles distant and offers a much wider range of services. Mainline rail services to London Waterloo are available from Winchester and Basingstoke.

KITCHEN/DINING/LIVING ROOM  
20' 4" x 16' 6" (6.20m x 5.03m)

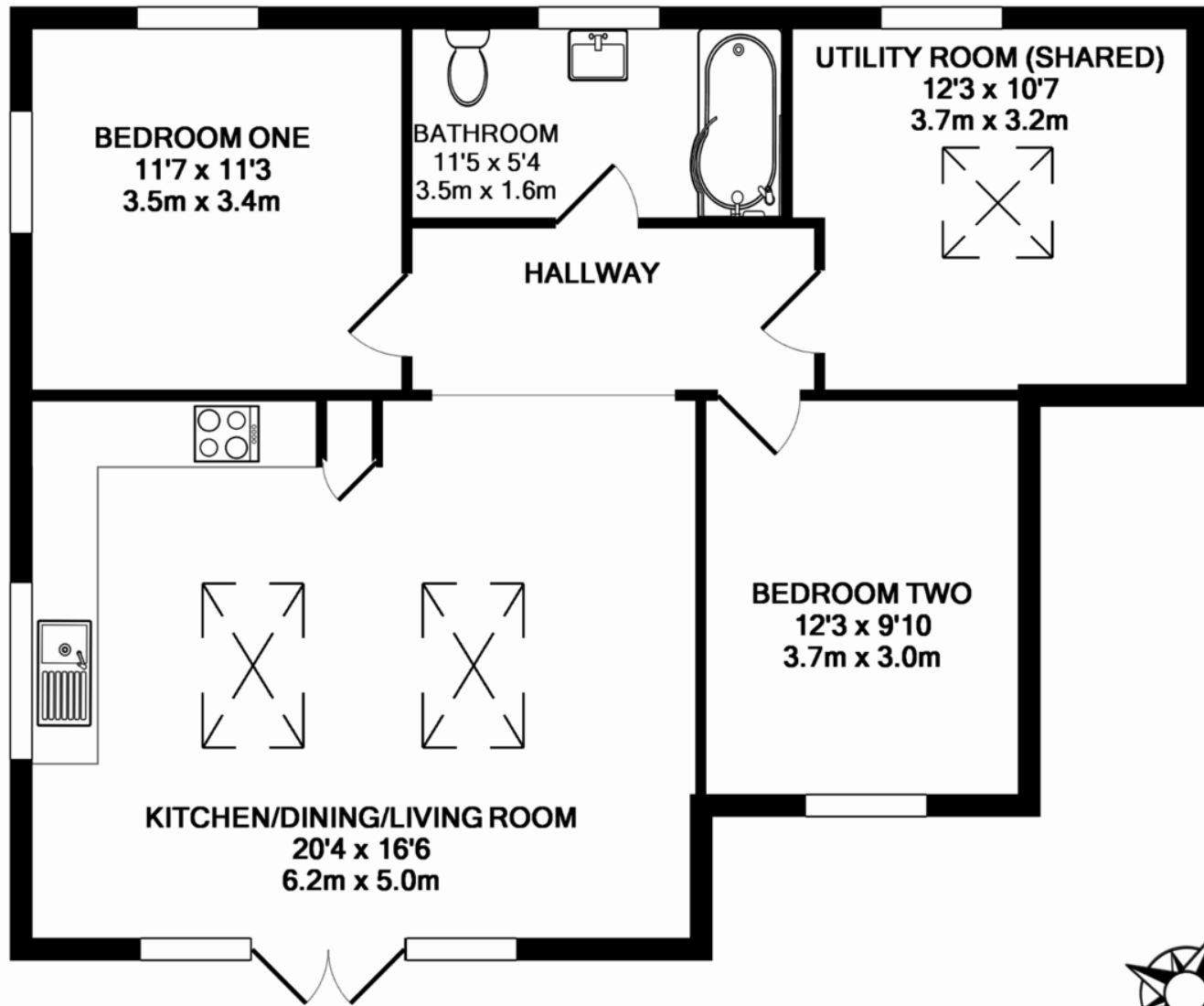
BEDROOM ONE  
11' 6" x 11' 2" (3.53m x 3.42m)

BEDROOM TWO  
12' 2" x 9' 10" (3.73m x 3.00m)

BATHROOM  
11' 4" x 5' 4" (3.47m x 1.63m)

SERVICES  
All bills included





TOTAL APPROX. FLOOR AREA 853 SQ.FT. (79.3 SQ.M.)

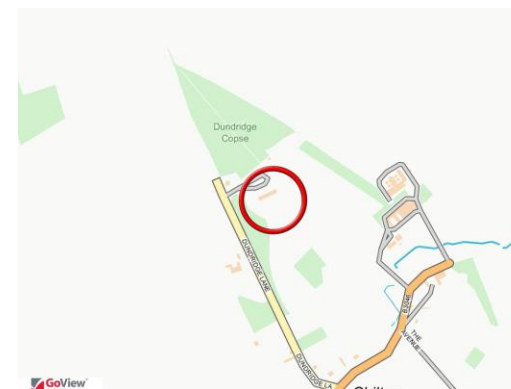
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
A	100	A	100
B	89	B	93
C		C	
D		D	
E		E	
F		F	
G		G	

Very energy efficient - lower running costs  
Very environmentally friendly - lower CO<sub>2</sub> emissions

Not energy efficient - higher running costs  
Not environmentally friendly - higher CO<sub>2</sub> emissions

England, Scotland & Wales  
EU Directive 2002/91/EC



**DIRECTIONS** From our offices in Broad Street, proceed through Old Alresford and continue on the Basingstoke Road through Brown Candover and then into the village of Chilton Candover. At the bus stop (on the right) turn left up a rural lane to the top where it veers right into the main driveway of Chilton Manor.