



Butts Ash Lane, Hythe, Southampton, Hampshire, SO45 3RN

£3,250 per month

- Executive six bedroom detached
 - Five bathrooms
- Kitchen/diner with built in appliances
 - Utility room
 - Office
- Wrap around garden
 - Double garage
- Parking for multiple vehicles



ACCOMMODATION

A rare opportunity to tenant this executive six-bedroom, five bathroom detached house set in an exclusive development behind secure electric gates. Essentially available for immediate occupation, there can be flexibility on furnishings.

Externally there is a driveway for approximately six vehicles with a double integral garage and a wraparound garden that is mostly laid to lawn.

The house is finished to a very high standard and is a little over three years old with one bedroom positioned downstairs with an en-suite shower that faces the front and the cosy living room is rear facing. The signature room is the contemporary kitchen/living area with a full range of built in appliances and doors leading to the rear garden and a separate utility room and additional office/store room located to the rear of the garage. An inner hallway has access to a ground floor cloakroom and stair case to the first floor. Upstairs has a spacious open landing and two double bedrooms with en-suite shower rooms, a further larger double with en-suite bathroom, a family bathroom with jacuzzi bath and a principal suite with dressing area and a further en-suite bathroom.

Security Deposit: £3,750 (based on advertised rental price)

Minimum Term: 12 Months

Council Tax Band: E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.