



KINGS LANE, SOUTH HEATH, HP16
£3,000 per month*

Carter Jonas

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A four bedroom detached family home with a south-facing rear garden, adjoining paddock, double garage and driveway parking in South Heath.

Internally, the inviting entrance hall leads to a large living room with doors to the rear garden. There is a well-appointed kitchen and separate utility room with storage and a downstairs WC. The dining room has a bay window and decorative fireplace, and there is a further family room leading to the conservatory. Upstairs, there are four well-proportioned bedrooms with built-in storage, a playroom and the family bathroom, which has a shower over the bath and separate WC.

Externally, the property benefits from a large driveway providing ample off-road parking, a double garage and an additional single garage/outbuilding. The south-facing garden is complemented by an adjoining paddock, making this an ideal home for those seeking a rural setting with plenty of outdoor space.

- Council Tax Band = G
- Deposit Required = £3,461
- Long Let, Minimum term 12 months
- 4 Bedrooms
- 3 Reception Rooms
- Kitchen
- Utility Room
- South-Facing Garden
- Adjoining Paddock
- Double Garage
- Available now
- EPC = D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area 2735 sq ft - 254 sq m
(Excluding Garage)

Ground Floor Area 1668 sq ft - 155 sq m

First Floor Area 1067 sq ft - 99 sq m

Garage Area 295 sq ft - 27 sq m



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Classification L2 - Business Data

IMPORTANT INFORMATION

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