



Heather Lane, Up Nately, Hook RG27 9PT

£5,500 PCM

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Heather Lane,  
Up Nately, Hook, RG27 9PT

**£5,500 PCM**

- Brand new detached home
- Additional study upstairs
- Separate utility room
- Double basement garage
- Five double bedrooms
- Stunning kitchen
- Set in approx one acre grounds
- Stunning rural location

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## Description

Bluebell House is an outstanding five/six bedroom detached brand new home combining classic elegance with contemporary living in the highly sought after village of Up Nately, Hampshire. Set in rolling countryside, it offers privacy, tranquillity, and easy access to local towns and London.

A welcoming entrance hall leads to two light-filled reception rooms, one featuring a striking brick fireplace, both opening via bi-fold doors onto a south-facing terrace, seamlessly connecting indoor and outdoor living. The open-plan kitchen includes a central island, sleek cabinetry, and premium appliances, with a dining area opening directly to the garden. A utility room, cloakroom, and boiler room provide discreet storage.

The five principal bedrooms are generously proportioned with a sixth room that is ideal for a home office. The master suite boasts bespoke wardrobes and a luxurious en-suite, while a second double bedroom has its own en-suite. Two further bedrooms (one being the home office) share a family bathroom, and the second floor offers two additional bedrooms with a contemporary bathroom, ideal for guests or older children.

Practicality is enhanced by a double-width basement garage, accessed internally via a staircase. The property sits in extensive grounds with mature trees, landscaped gardens, a sunlit south-facing lawn, a large patio veranda, and attractive gabion walls.

Up Nately offers canal-side walks, cycling, golf, fine dining, and excellent schools, including Hook Infant and Junior, Robert May's, and independent options such as Lord Wandsworth College and Wellington College. Local amenities are nearby, with direct trains to London Waterloo and easy access to the M3, Heathrow, and Southampton.

Council tax band: TBC

EPC rating: B

Minimum tenancy length - 12 months with a 6 month break clause

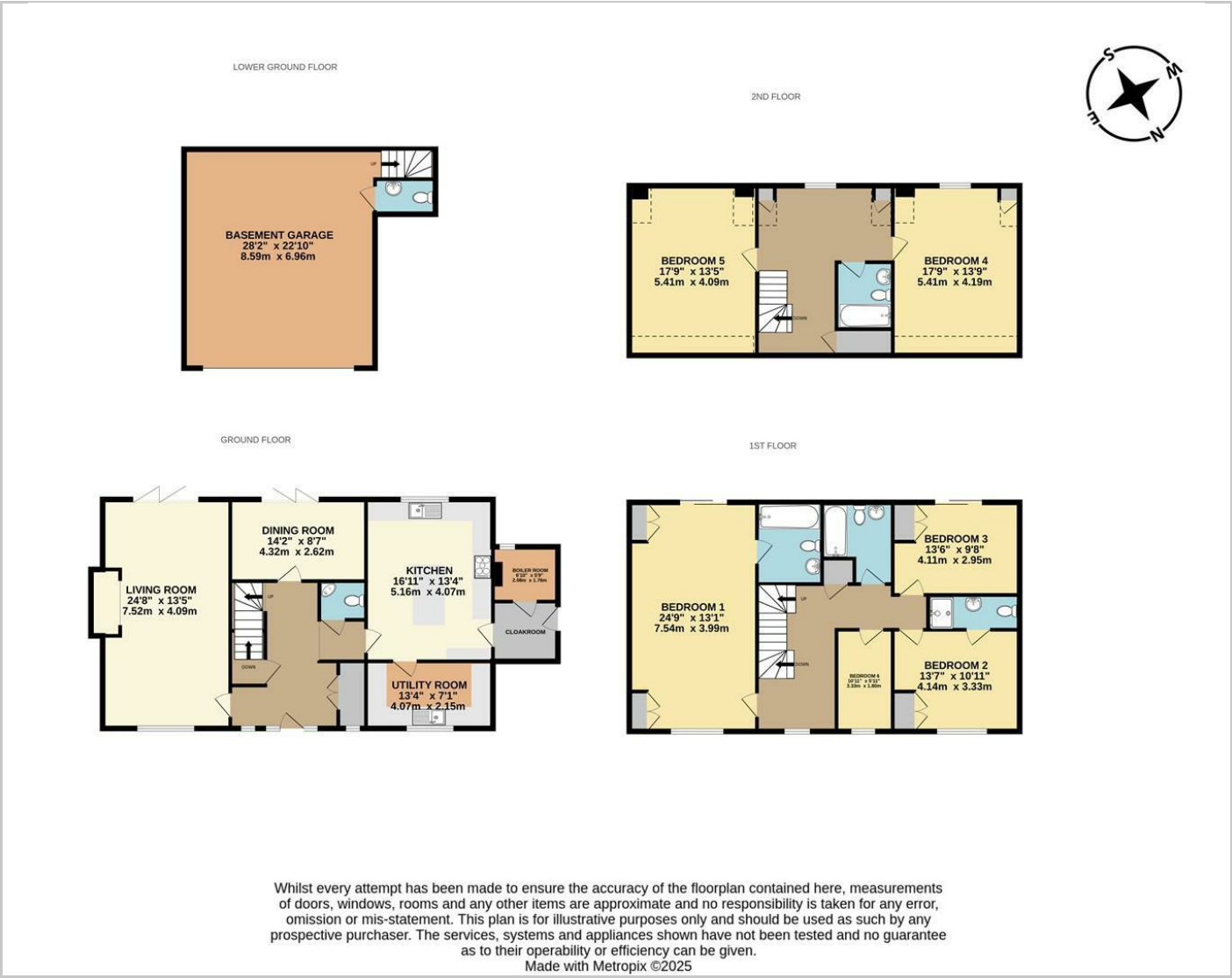
Deposit = 5 weeks rent - £6,346

First Months rent - £5,500

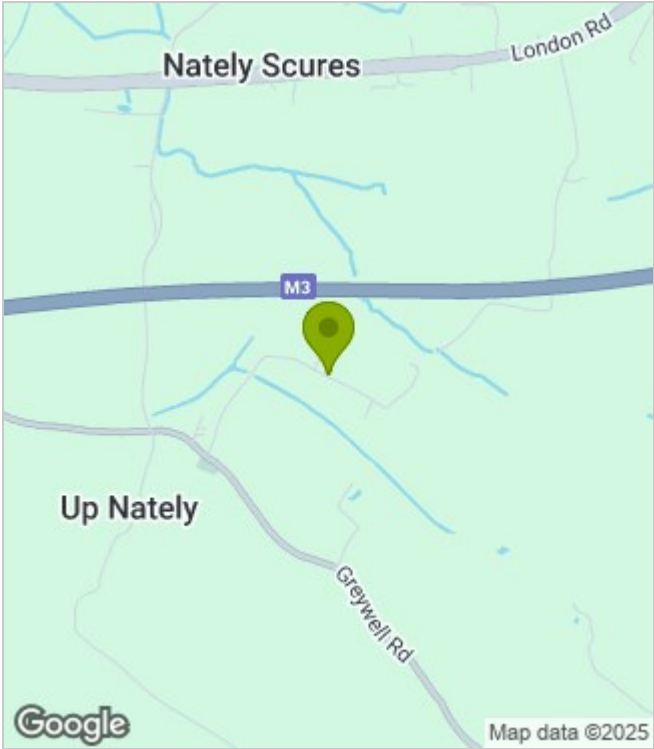
Holding deposit - £1,269 (will be deducted from the first months



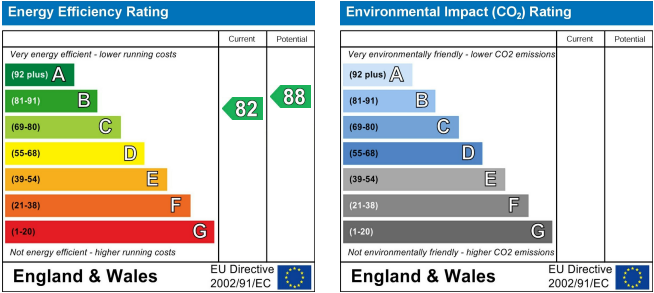
Floor Plans



Area Map



Energy Performance Graph



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