



Kiln Copse Cottage
Aldershot, Surrey

Kiln Copse Cottage, Pound Farm Lane, Ash Green, Aldershot, Surrey, GU12 6EG · Monthly Rental of £2,430

The opportunity to rent a 3 bed semi-detached equestrian property close to both Guildford and Surrey and in close proximity to numerous competition centres.

Kiln Copse Cottage comprises a useful boot/dog room which leads through to the large kitchen / dining room. The living room, with log burning stove, is particularly spacious and has doors out to the garden. Through the front door entrance there is a small study/snug. Downstairs there is also a utility room and a toilet. Upstairs are 3 good sized bedrooms, 2 doubles and 1 single, one of which has a large dressing room. There is also a family bathroom with bath and overhead shower.

Outside is a good-sized garden, mainly laid to lawn, and ample off-road parking. There is a large studio/office measuring 24'3" x 16' and a garden room with en-suite facilities together with a courtyard with 3 stables, hay storage and a feed room. Directly opposite the house is a 60m x 25m school with a rubber and fibre surface and c. 5.3 acres of grazing.

Fees apply, please ask the agent for details.



Viewing strictly by appointment through the Landlord's Sole Agents

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

