



**SHAW LANE, HANCH, WS13**  
£2,500 per month\*

**Carter Jonas**

# SHAW LANE, HANCH, WS13

A detached farmhouse with a connected annexe, outbuildings (including stables) and three paddocks in Hanch.

Accommodation comprises -

Ground Floor: Entrance conservatory, entrance hall, w/c, boot room, utility, living/dining room, sitting room, kitchen 1, kitchen 2 and cellar.

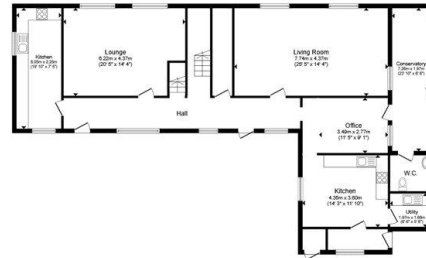
First Floor: Five bedrooms, en suite to the principal bedroom, and 2 bathrooms.

External: The property has a range of outbuildings including stables (four boxes and tack room), workshop, stores and a single garage.

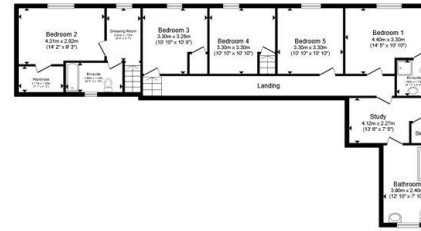
In addition to the gardens, the property has three paddocks which are let on a separate agreement. The property and land is marketed as one, but can also be available separately.

- Council Tax Band = G
- Deposit Required = £2,884
- Long Let, Minimum term 12 months
- 5 Bedrooms
- 2 Reception Rooms
- 2 Kitchens
- Utility
- Conservatory
- 3 Bathrooms
- Stables
- Single Garage
- Outbuildings
- EPC = E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		



Ground Floor



First Floor

Total floor area 272.0 sq.m. (2,927 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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