2 COLE HENLEY MANOR COTTAGE

Cole Henley, Whitchurch, Hampshire, RG28 7QD

TO LET

£1,300 PCM

BCM Wilson Hill

2 Cole Henley Manor Cottage

Cole Henley, Whitchurch, Hampshire, RG28 7QD

Whitchurch 2 miles | Andover 8.4 miles | Newbury 11.5 miles | London Waterloo from Whitchurch Station - 1 hour | Mileages and times approximate

A pretty character cottage offering peaceful accommodation in a delightful rural setting.

THE PROPERTY

A two bedroom semi-detached cottage in a beautiful rural setting. The cottage has been fully refurbished throughout. Downstairs comprises sitting room with open fire, large dining room, leading to the kitchen, with a good sized larder. There is a WC and utility room a with plumbing for a washing machine.

Upstairs comprises two bedrooms, family bathroom, storage cupboard and separate WC.

There is a large front garden and a beautiful lawned garden to the rear of the property, backing onto rolling countryside. There is also a storage shed and parking for two cars.

ADDITIONAL INFORMATION

Services

Mains electricity
Oil fired central heating
Private water from a borehole and private sewerage £30 per month
Full Fibre Broadband available (according to Openreach)
Mobile phone coverage limited (according to Ofcom)

EPC

E 51

Local Authority

Basingstoke and Deane Borough Council, band D

Pets

A well behaved pet will be considered, rent may vary

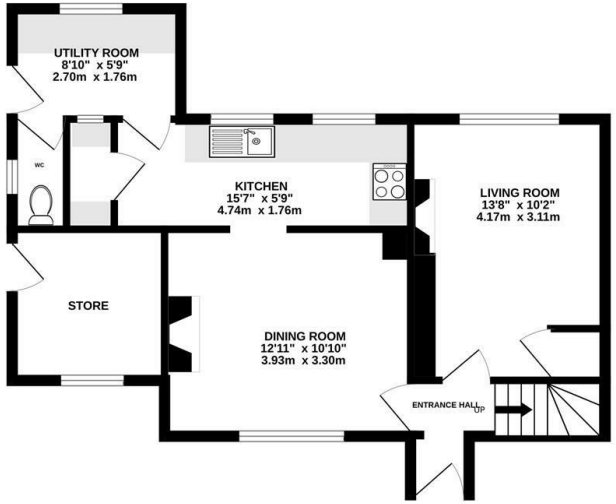
Deposit

Total deposit: £1,500
Holding deposit: £300

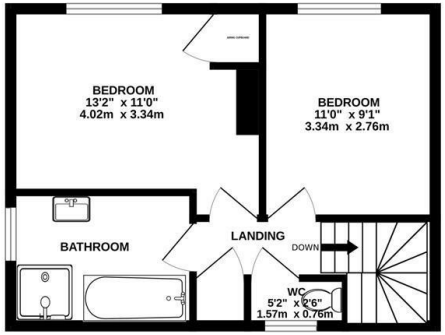
Directions

From Whitchurch take the third exit off the roundabout towards Kingsclere. Go up the hill keeping the White Hart on your right. After approximately 1 1/2 miles turn right to Cole Henley and Kingsclere. A mile later at the bottom of a hill, turn left in to a small lane marked Cole Henley Manor House. No 2 The Cottage is a few hundred yards up on your right hand side.
What3words///vineyard.blush.embraced

GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

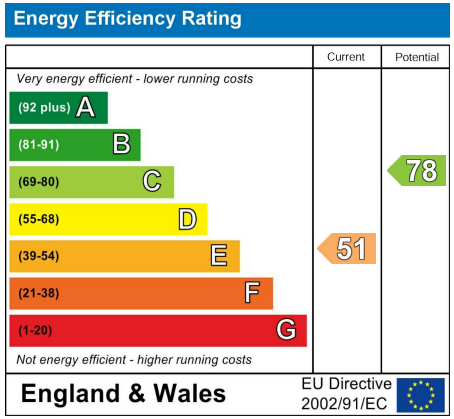


1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact

2: Applicants must rely on their own enquiries by inspection or otherwise on all matters

3: The information in these particulars is given without responsibility on the part of BCM Wilson Hill or their clients. Neither BCM Wilson Hill nor their employees have any authority to make or give any representations or warranties in relation to this property

4: Any areas, measurements or distances referred to are given as a guide only and are not precise. Photographs are not necessarily comprehensive nor current; no assumption should be made that any contents shown are include in the let nor with regards to parts of the property which have not been photographed

5:Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

Lettings - Winchester
01962 763908
lettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

BCM Wilson Hill