1 ST. CLEMENTS COTTAGES

Ashton Lane, Bishops Waltham, Hampshire, SO32 1FQ

TO LET

£2,000 PCM

BCM Wilson Hill

1 St. Clements Cottages

Ashton Lane, Bishops Waltham, Hampshire, SO32 1FQ

Bishop's Waltham 1.6 miles | Winchester 9.4 miles | Petersfield 16 miles | London Waterloo from Winchester 60 minutes (Mileages and times approximate)

A beautiful, 3-bedroom semi-detached cottage presented to a very high standard and enjoying a peaceful yet convenient rural location.

THE PROPERTY

1 St Clements Cottage is extremely well laid out and provides generous accommodation throughout. The downstairs includes a spacious and bright sitting and dining room with a woodburning stove. Double doors open onto the terrace at the rear. The kitchen, with Farrow & Ball painted units and wooden worktops has a gas range oven and Butler's sink. The ground floor features attractive wooden flooring throughout where there is a good size family room and utility room.

On the first floor are three good size bedrooms, with bedroom 1 featuring built-in storage and an ensuite shower room. Bedroom 2 also has built-in cupboards and there is a large family bath and shower room.

Outside, the garden is a delightful space which is mostly laid to lawn. Spacious, yet low maintenance with a large terrace area along the back of the house overlooking the stunning surrounding countryside. On street parking available.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private drainage - tenant to be billed by landlord
Oil fired central heating
Bottled gas for range oven
Ultrafast broadband available (Ofcom)
Mobile phone coverage available - boosted by WIFI calling (Ofcom)

EPC

C 73

Local Authority

Winchester City Council, band D.

Pets

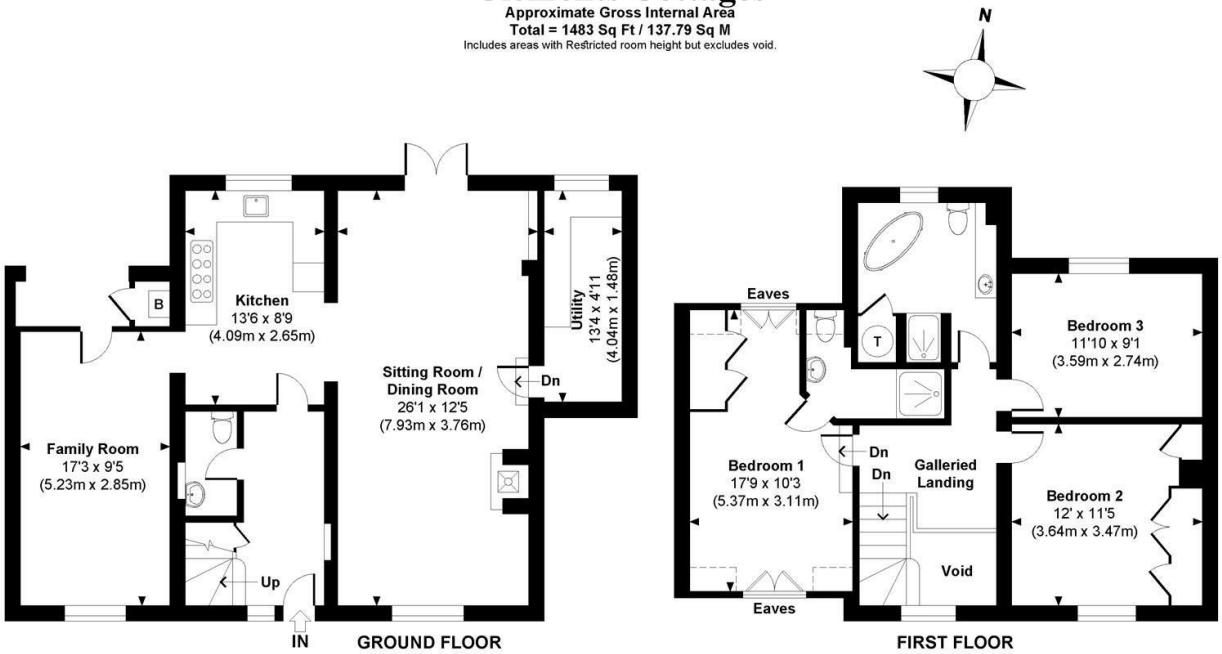
Pets considered, rent may vary.

Deposit

Holding deposit: £461
Deposit: £2,305

Clements Cottages

Approximate Gross Internal Area
Total = 1483 Sq Ft / 137.79 Sq M
Includes areas with Restricted room height but excludes void.



PROPERTY FOCUS

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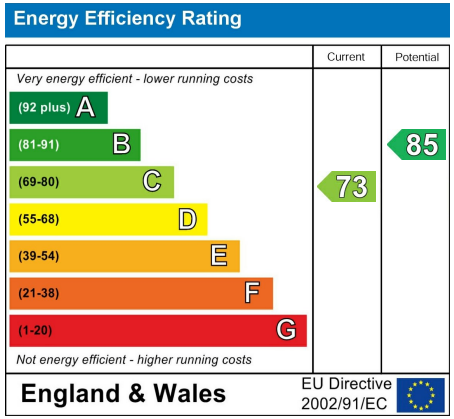
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.



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

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