# ROSE COTTAGE

Edneys Lane, Denmead, Waterlooville, Hampshire, PO7 6JN

## TO LET

£2,000 PCM

BCM Wilson Hill

# Rose Cottage

Edneys Lane, Denmead, Waterlooville, Hampshire, PO7 6JN

Detached 3 bedroom period farm cottage set in a rural location

## THE PROPERTY

Rose Cottage is a characterful detached property and is bright and spacious with double glazing throughout. The cottage offers excellent accommodation on the border of the picturesque South Downs National Park.

On the ground floor the accommodation comprises an entrance hall with understairs cupboard, which leads on the left to an office space with utility room with space for a washing machine, a cloakroom and store room with access to the garage. To the right is the spacious sitting room with dual aspect windows, a deep window seat and a woodburning stove. The kitchen /dining area is straight ahead with a barn split door onto the garden. There is a large fridge freezer, an electric oven with gas hob, and space for a dishwasher.

Upstairs there are three bedrooms, the spacious master bedroom with built in wardrobes and splendid views over the garden and countryside, a double bedroom with a window over the front and a single bedroom to the rear. The bathroom to the rear benefits from a bath with an electric shower above, a new separate shower cubicle and a heated towel rail.

The cottage benefits from a private fenced garden that wraps around the property, with a sunny patio area, raised flower beds, trees and shrubs and far fetching views of the surrounding countryside. It also benefits from its own private parking area for several cars and is accessed off the working farmyard driveway.

## ADDITIONAL INFORMATION

### Services

LPG central heating and hot water
Mains electricity
Private water and sewerage £40 per month
Mobile phone coverage good, variable (Ofcom)
Fibre (Openreach)

### EPC

E44

### Local authority

Winchester City Council, band D

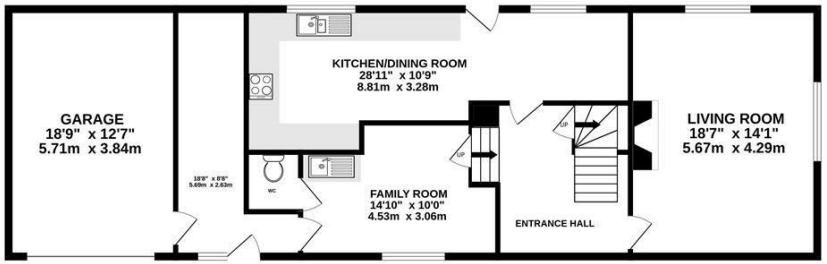
### Pets

Pet considered. Additional £20 per month per pet

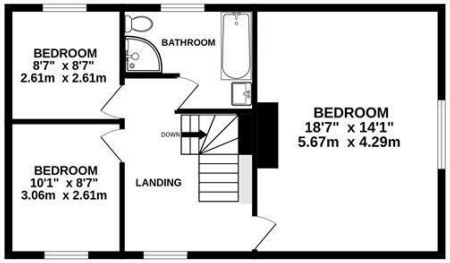
### Deposit

Holding Deposit: £461
Security Deposit: £2,305

GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.




1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.




TOTAL FLOOR AREA : 1715 sq.ft. (159.3 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.
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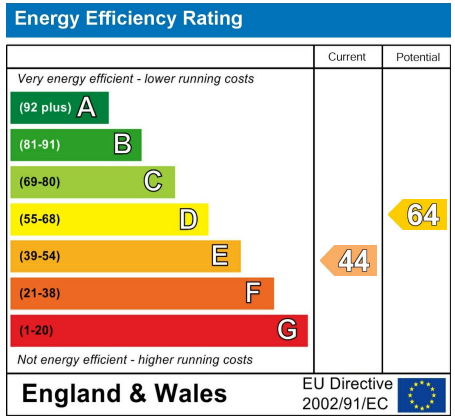


**IMPORTANT NOTICE**

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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