2 BEAULIEU COTTAGES

Twyford, Winchester, Hampshire, SO21 1RF

TO LET

£1,600 PCM

BCM Wilson Hill

2 Beaulieu Cottages

Twyford, Winchester, Hampshire, SO21 1RF

A charming, 3-bedroom semi-detached cottage with a large garden, set in the heart of this very popular village, close to Winchester.

THE PROPERTY

2 Beaulieu Cottages is a well presented, 3-bedroom semi detached property located in the heart of Twyford. The house offers good accommodation with an entrance hall with study or store room, generous sitting room with built in shelving and cupboards and kitchen/breakfast room which opens out into the garden room. This is a very useful addition which can also be used as a dining room. Upstairs there are three bedrooms and a family bathroom. The main bedroom is a large double room with wardrobes. Bedroom 2 is also a good, double bedroom and bedroom 3, currently used as a study has a built in bunk-bed and views over the garden.

The garden is a magnificent feature of the house. Set to the rear, this large garden stretches away and is a superb outdoor space which is mainly laid to lawn, with a greenhouse and vegetable patch at the end. There is a decking area immediately behind the house with is perfect for outdoor entertaining and a good range of outbuildings. There is an allocated parking space in the nearby Pheonix Inn car park, a short walk from the house.

The cottage is located in the heart of Twyford, which is a thriving village close to Winchester and in the South Downs National Park. The village boasts two public houses, a village shop, post office and coffee shop, doctors' surgery, primary school, church and Twyford Preparatory School. There is also a mainline railway station at Shawford, which is within walkable distance of the property. There are endless walks in the beautiful surrounding countryside.

ADDITIONAL INFORMATION

Services

Mains water, sewerage and electricity
Gas central heating
Superfast Broadband available (Ofcom)
Good mobile coverage available (Ofcom)

EPC

D59

Local Authority

Winchester City Council, band E

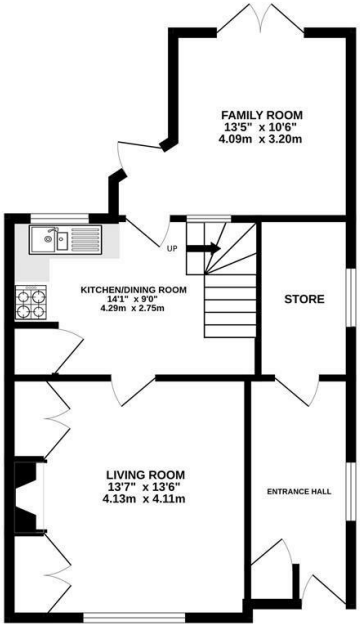
Pets

Well behaved pets considered

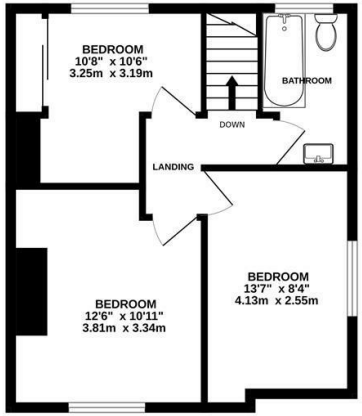
Deposit

Holding deposit - £369
Security deposit - £1845

GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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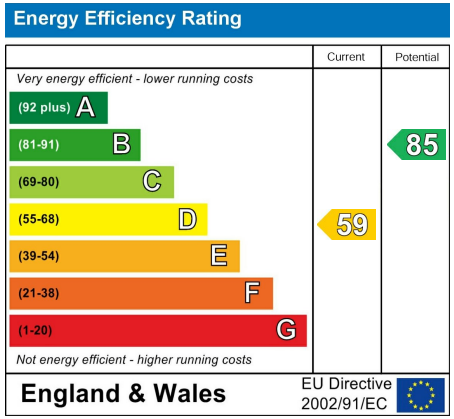

IMPORTANT NOTICE

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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01962 763908
lettings@bcmwilsonhill.co.uk

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