RIVER COTTAGE

Hunton Lane, Sutton Scotney, Winchester, Hampshire, SO21 3PS

TO LET

£1,300 PCM

BCM Wilson Hill

River Cottage

Hunton Lane, Sutton Scotney, Winchester, Hampshire, SO21 3PS

A charming Grade II Listed cottage in the village of Hunton

THE PROPERTY

Nestled in the charming village of Hunton, this idyllic Grade II Listed cottage offers a perfect blend of comfort and convenience. The cottage has an abundance of charm and period features throughout.

Downstairs is a large reception room with wood burning stove and a well appointed kitchen with a small utility/cloakroom attached.

Upstairs there is one large double bedroom and a bathroom with bath, mixer tap shower and plenty of storage space.

Outside the property includes off road parking and a large back garden laid to lawn. The village of Sutton Scotney is a couple of minutes away by car.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private sewerage - £15 PCM
LPG heating - (shared tank with the property next door) - the landlord will invoice the tenant directly
Fiber to the cabinet broadband available (according to Openreach)
Good outdoor mobile coverage available (according to Ofcom)

EPC

E 46

Local Authority

Winchester City Council, band C

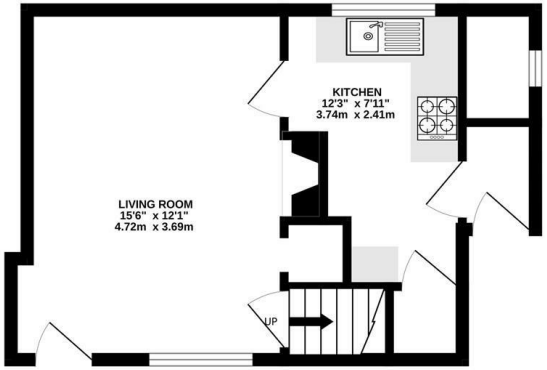
Pets

Pets considered, rent may vary

Deposit

Total deposit: £1,500
Holding deposit £300

GROUND FLOOR
328 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
284 sq.ft. (26.4 sq.m.) approx.

TOTAL FLOOR AREA : 612 sq.ft. (56.9 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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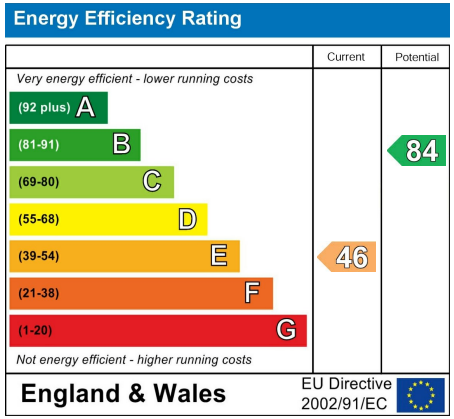

IMPORTANT NOTICE

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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