PHEASANT COTTAGE

Beaconhill Farm, Warnford, Southampton, Hampshire, SO32 3LA

BCM Wilson Hill

Pheasant Cottage

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£1,200 PCM

A charming, 2-bedroom cottage set within a stunning rural location at the foot of Beacon Hill, with far reaching views across the surrounding countryside.

THE PROPERTY

Pheasant Cottage is a charming, 2-bedroom cottage in the style of a barn conversion, set in a beautiful, rural location with far reaching views. The property is well presented throughout and offers good accommodation. The open plan, kitchen, dining and living room is on the first floor, to take full advantage of the views. This is an excellent space which is both bright and airy and features exposed timbers and there are double doors in the sitting area onto a Juliet Balcony, affording wonderful views.

On the ground floor, there are two bedrooms both of which feature built in cupboards and a generous bathroom.

Outside, Pheasant Cottage sits within pretty communal gardens which feature lawns and shrubs. There is a private terrace area by the house for sitting and enjoying the tranquil setting. The property has very good parking provisions, with two parking spaces. The cottage is located on a farm, just outside of the village of Warnford.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains electricity
Private water and drainage - £30 per month charge
Standard Broadband available (Ofcom)
Good mobile phone coverage on most networks (Ofcom)

EPC

C71

Local Authority

Winchester City Council
Band D

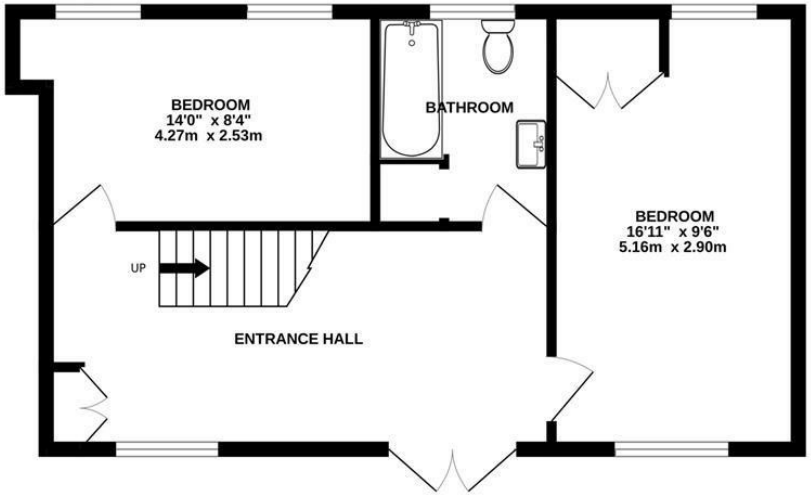
Pets

Well behaved pets considered - rent may vary

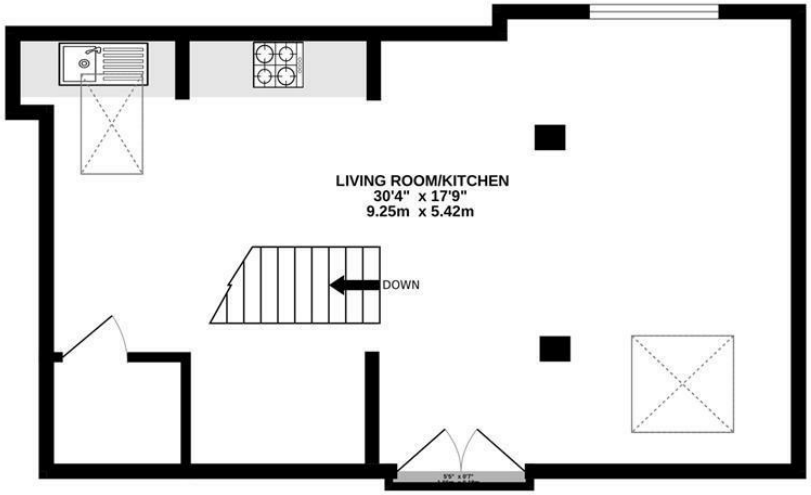
Deposit

Holding deposit - £276
Security deposit - £1,380

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 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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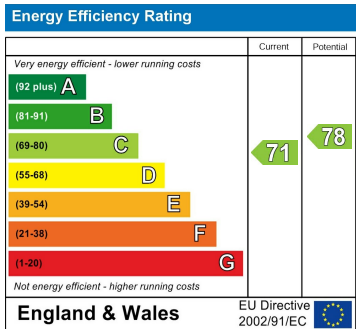

IMPORTANT NOTICE

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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