JOCKS COTTAGE

4/5 Lower Woodcott, Whitchurch, RG28 7QA

TO LET

£2,350 PCM

BCM Wilson Hill

Jocks Cottage

4/5 Lower Woodcott, Whitchurch, RG28 7QA

A charming, Grade II listed detached 3-bedroom cottage, which is beautifully presented throughout and set in the most wonderful rural setting, with far reaching views.

THE PROPERTY

Jocks Cottage is a stunning, Grade II listed cottage set within an idyllic rural location, surrounded by open countryside. The cottage is very well presented, with a wealth of character features throughout. Entering via the front door into the welcoming entrance hall, with brick flooring and exposed beams. From here, turning right into the dining room which is a delightful, bright room which is double aspect and ideal for entertaining. The kitchen and breakfast room is a good size and features a well fitted kitchen and double Aga. Beyond the kitchen is the utility room and downstairs bathroom, with the back door leading out into the garden. The brick flooring and exposed beams continue through these rooms, adding to the overall character of the cottage.

The sitting room is a stunning room, with the inglenook fireplace being a key focal point. Just off the sitting room is a useful study.

On the first floor, bedroom one is a large double bedroom with built in wardrobes. Adjacent to bedroom one is the large shower room, which is a 'jack and jill' shower room, accessed by both bedrooms 1 and 3. There is a second staircase, accessed from the dining room, which also leads up to bedrooms 2 and 3 which again, are both good double bedrooms.

Outside, the garden at Jocks Cottage is a wonderful outdoor space, affording fine views across the surrounding countryside. The garden is mainly laid to lawn with a large terrace area wrapping around the back of the house, which is ideal for outdoor entertaining. There is excellent off road parking with a driveway and a large single garage.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains electricity
Private water - £40.00 per month
Private sewerage - £200.00 + VAT per year
Fibre broadband available (according to Openreach)
Mobile signal limited (according to Ofcom), boosters available
EV Charger in garage

EPC

Exempt

Local Authority

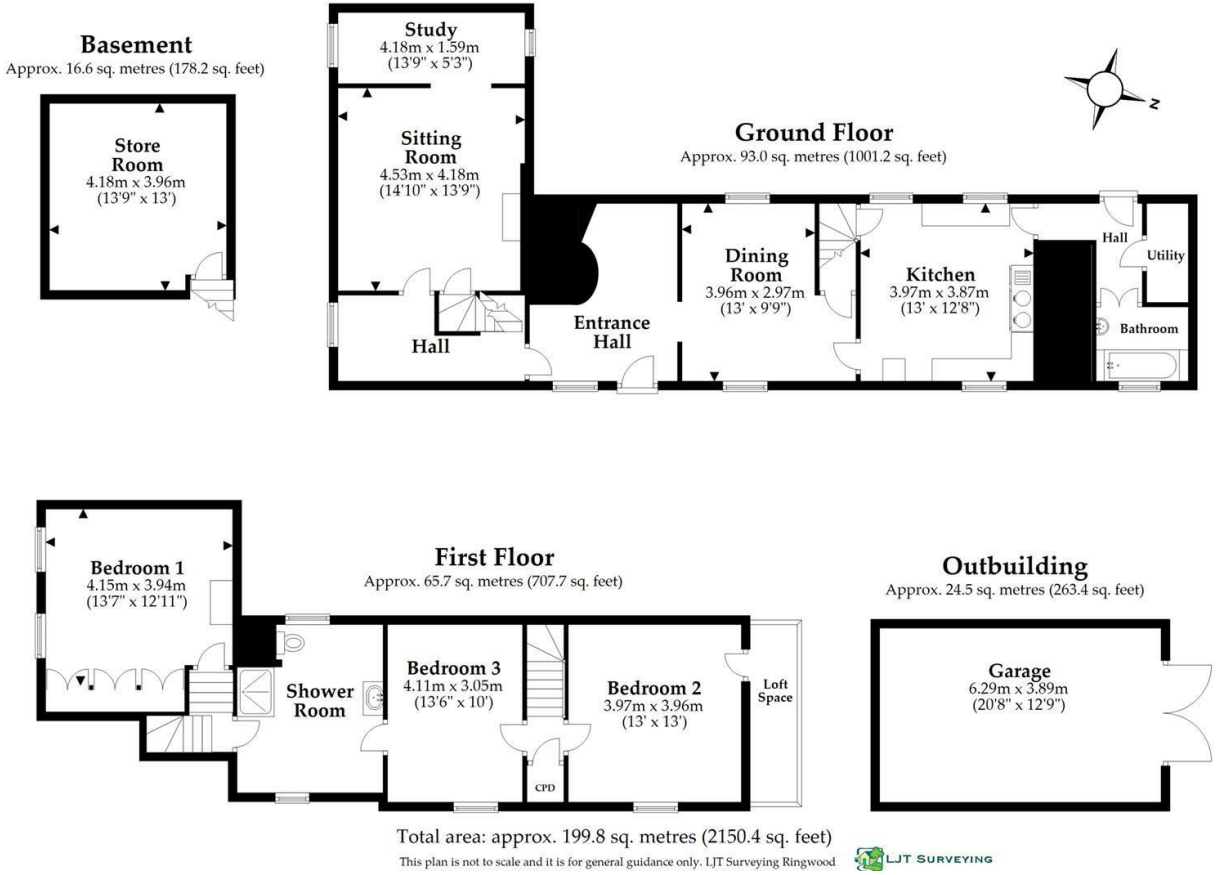
Basingstoke and Deane Borough Council
Band F

Pets

Well behaved pets considered, rent may vary

Deposit

Holding deposit - £542
Security deposit - £2711



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

Lettings - Winchester
01962 763908
lettings@bcmwilsonhill.co.uk

Offices at: Winchester | Petersfield | Isle of Wight | Oxford

bcmwilsonhill.co.uk

BCM Wilson Hill