



THE OLD FORGE

High Street, Twyford, Winchester, SO21 1RF

TO LET

£1,300 PCM



The Old Forge

High Street, Twyford, Winchester, SO21 1RF

An exciting opportunity to rent this stunning, Grade II listed 2-bedroom property in the heart of this popular village.

THE PROPERTY

An exciting opportunity set within the heart of Twyford to rent this unique and stunning 2-bedroom home. The Old Forge is an attractive, Grade II listed building which has been beautifully converted into a unique home, with a wealth of character throughout. The property features an open sitting and dining space with full height vaulted ceilings. There is a range of features such as the old forge fire and chimney (not working) and modern wooden beams with steel cables giving a contemporary contrast to this period property. There are two bedrooms, one on the ground floor and another on the first floor, both of which are double bedrooms. The kitchen/breakfast room at the back of the house is well fitted with a good range of units and there is a good size shower room. A mist system, fitted to extinguish fires, has been fitted.

SITUATION

The Old Forge is located in the middle of the popular village of Twyford, in the South Downs National Park. Twyford has excellent amenities all within easy walking distance of the property, including two public houses, village shop and post office, coffee shop, doctors surgery, primary school and a mainline railway station at Shawford.

The village is surrounded by attractive countryside and there are many stunning walks all within easy reach. The historic city of

Winchester is only 3.4 miles away and provides an excellent selection of cultural and leisure amenities, as well as good shopping and numerous restaurants. Southampton Airport is only 10.6 miles away with a good range of destinations including various parts of Europe.

ADDITIONAL INFORMATION

Services

Mains water, electricity, and drainage.
Mains gas fired heating, with underfloor heating throughout the ground floor
Superfast broadband available to premises (Ofcom).
Mobile Phone Coverage is good according to Ofcom.

EPC C71

Local Authority

Local Authority
Winchester City Council.
Council Tax band - new conversion - rate not yet available

Restrictions

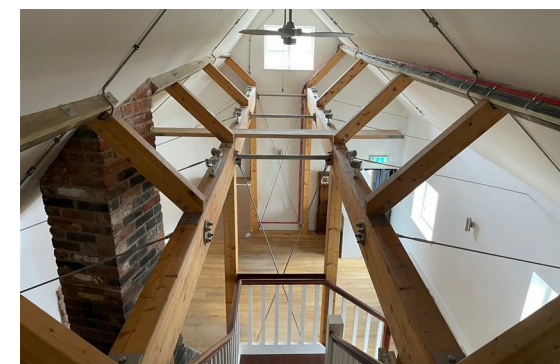
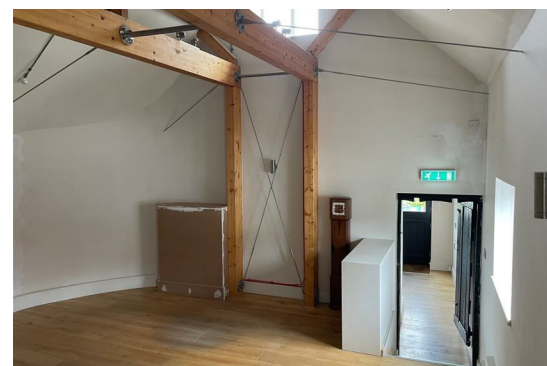
Conservation area and Grade II listed.

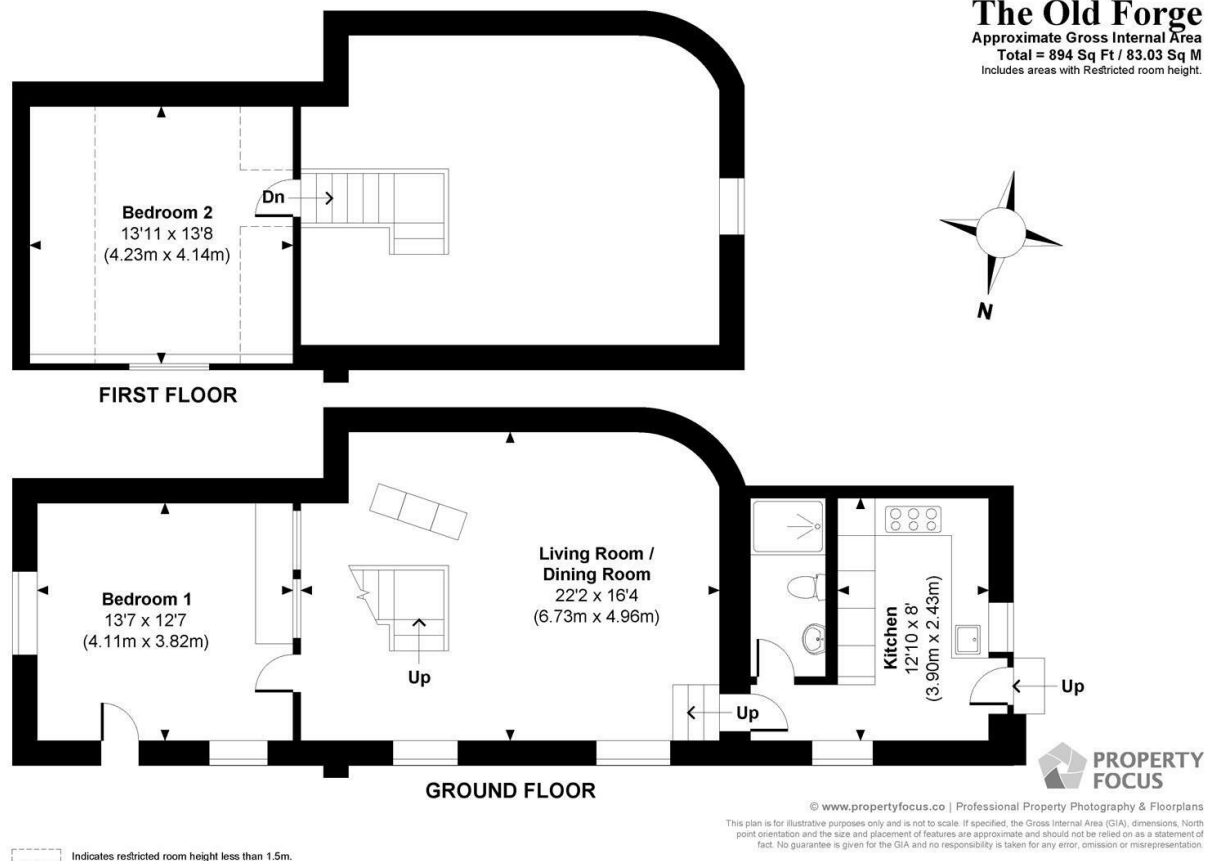
Pets

Pets considered

Deposit

Holding deposit - £300
Security deposit - £1500





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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