2 NEW COTTAGES

Chidden, Hambledon, Hampshire, PO7 4TD

TO LET

£1,750 PCM

BCM Wilson Hill

2 New Cottages

Chidden, Hambledon, Hampshire, PO7 4TD

A delightful rural three bedroom semi detached cottage with far reaching views overlooking surrounding fields.

THE PROPERTY

A delightful rural three-bedroom semi-detached cottage with far-reaching views across the surrounding countryside. Situated close to Hambledon and approximately five miles east of Petersfield, 2 New Cottages benefits from off-road parking, a garage, and mature front and rear gardens. Recently refurbished throughout, the property offers generous and flexible living accommodation.

A practical utility room is accessed via the back door, with plumbing for a washing machine and tumble dryer, alongside a convenient shower room and direct access to the rear garden. The utility room opens into a spacious open-plan kitchen and dining area, fitted with an electric hob and oven, a larder cupboard, space for a fridge freezer, and plumbing for a dishwasher. The dining area features an attractive open fireplace and French doors opening onto the rear garden, creating an ideal space for both everyday living and entertaining. To the front of the cottage is a cosy sitting room with a bay window overlooking the front garden and a second open fireplace, adding warmth and character.

Stairs rise from the hallway to the first floor, where there are two double bedrooms, one benefiting from built-in storage, a single bedroom, a family bathroom with shower over bath, a separate WC, and additional landing storage including an airing cupboard.

ADDITIONAL INFORMATION

Services

Oil fired central heating
Mains electricity
Private water (metered and invoiced 6 monthly)
Private drainage - cost shared with neighbouring cottage
Mobile coverage - good/variable (Ofcom)
Broadband - Superfast (OpenReach)

EPC

E41

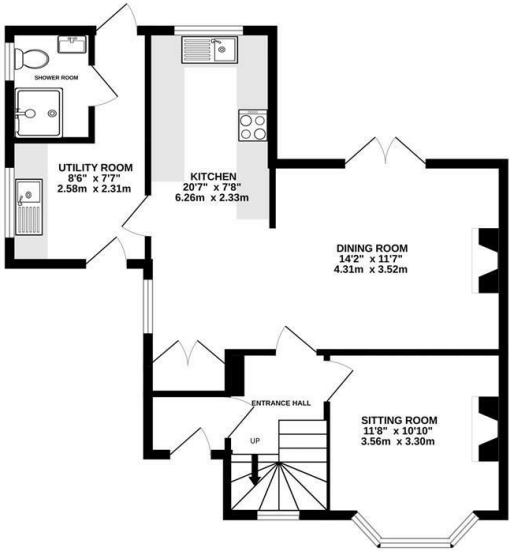
Local Authority

Winchester City Council - band D

Deposit

Holding Deposit - £403
Security Deposit - £2,019

GROUND FLOOR
629 sq.ft. (58.4 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.0 sq.m.) approx.

GARAGE
204 sq.ft. (19.0 sq.m.) approx.

TOTAL FLOOR AREA : 1275 sq.ft. (118.5 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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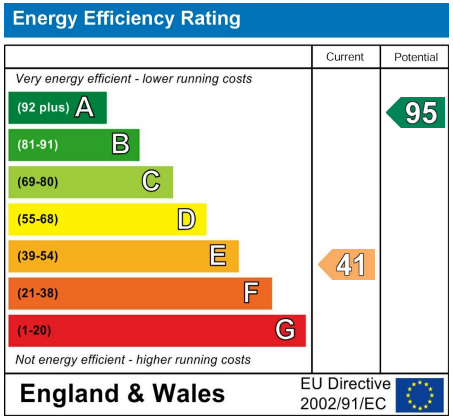

IMPORTANT NOTICE

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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