LARKWHISTLE COTTAGE

Chapel Lane, Easton, Winchester, Hampshire, SO21 1HQ

BCM Wilson Hill

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£3,500 PCM

A superbly appointed, newly built four-bedroom detached family home, finished to an exceptional standard throughout.

THE PROPERTY

New Cottage is an exceptional newly built four-bedroom detached home, set within a delightful rural setting while remaining conveniently close to Winchester. Finished to a very high standard throughout, the property offers beautifully presented, spacious and light-filled accommodation, ideal for modern family living. Many of the principal rooms enjoy wonderful views across the surrounding countryside.

The ground floor is thoughtfully designed to maximise both space and natural light. An impressive sitting room features double doors opening onto a south-facing terrace and garden, creating a seamless indoor-outdoor connection. Further double doors lead into the superb open-plan kitchen and dining room, a generous and bright space with a stylish, well-equipped kitchen complete with stone worktops and a central island. A separate utility room lies just off the kitchen, while a versatile study or snug completes the ground floor accommodation.

Upstairs, there are four well-proportioned bedrooms. The principal bedroom benefits from an en suite shower room, while the remaining three bedrooms are all comfortable doubles, served by a well-appointed family bathroom with both bath and separate shower.

Outside, New Cottage sits within a generous plot. To the front, there is a large gravel driveway providing ample parking, along with a double carport and a single garage. The south-facing rear garden, offers a high degree of privacy along with a substantial terrace, ideal for outdoor entertaining, and areas of lawn.

ADDITIONAL INFORMATION

Services

Heating and hot water - Air Source Heat pump
Mains electricity and water
Private sewerage £20 per month
Full Fibre Broadband FTTP available
Good mobile phone coverage (Ofcom)

EPC

B 86

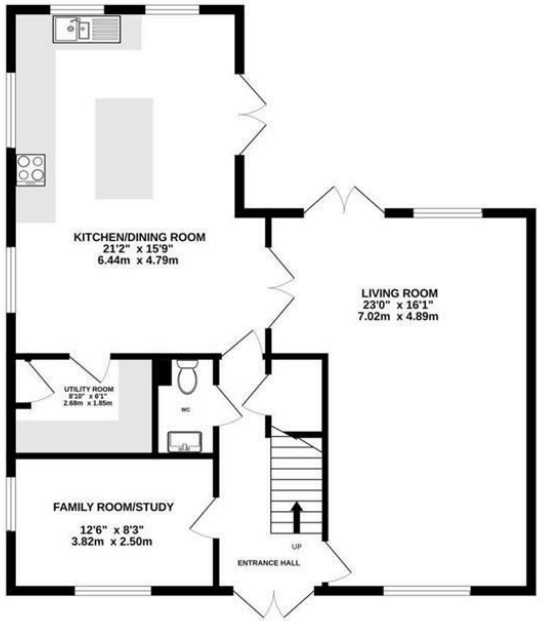
Local Authority

Winchester City Council - Band E

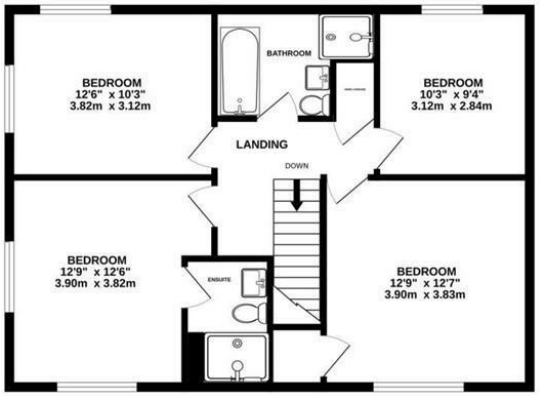
Deposit

Holding deposit - £807
Security deposit - £4,038

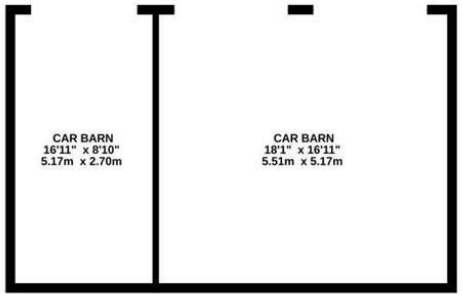
GROUND FLOOR
903 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR
728 sq.ft. (67.6 sq.m.) approx.



OUTBUILDING
457 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 2088 sq.ft. (194.0 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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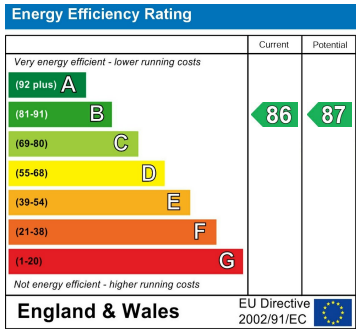

IMPORTANT NOTICE

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

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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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