

Purdie & Swan

Lettings and Property Management



Sparsholt, Winchester, SO21 2LP

Rent: £2200 pcm EPC Rating: E Council Tax Band: F

Property Features

COTTAGE * CELLAR * OFF ROAD PARKING FOR TWO SMALL CARS * PRETTY GARDEN * SEPARATE UTILITY ROOM * WOOD BURNER * APPLIANCES INCLUDED * GOOD PRIMARY SCHOOL * CLOSE TO SPARSHOLT * UNFURNISHED * RURAL LOCATION * MANAGED BY LANDLORD.

Description

A beautiful cottage located in the quiet hamlet of Dean on the outskirts of Winchester and Sparsholt, which has been finished with precision and attention to detail, sympathetic to the age of the property. This lovely home offers flexible accommodation to a notably high specification and has been restored with attention to the many unique original features. It is located close to the village of Sparsholt which has a very good primary school and close to the amenities that North Winchester has to offer. The ground floor includes cloakroom, utility room with washing machine and dryer, kitchen with oven and hob, fridge/freezer and integrated dishwasher, leading through to a dining room with original tiled floor. The sitting room has a wood burner and doors out to the garden. There is also access to an original and spacious cellar beneath the cottage. Upstairs there is a main bedroom with en suite bathroom with a shower over the bath, and two further double bedrooms, a separate and spacious dressing room/study/single room and a family shower room. The cottage has two off street parking spaces, a pretty and mature front garden and there is a small courtyard garden to the rear. Oil central heating and hot water and cesspit which is the Tenant responsibility. Other services are mains connected.

Additional Information

Postcode: SO21 2LP

Available: 1st August 2025

Winchester City Council: Tax band F

EPC Rating: E

Unfurnished

A pet at the Landlords discretion

Deposit: £2538 (five weeks based on advertised rent)

Holding deposit: £507 (one week based on advertised rent)

Broadband available refer to the Ofcom Checker for more detail

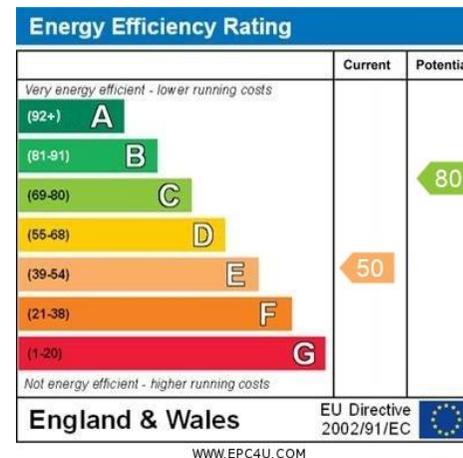
Superfast Fibre Broadband – Up to 76 Mbps download speed

Standard Broadband – Up to 21 Mbps to download speed

Mobile Signal/Coverage (refer to the Ofcom Checker for more detail

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>):

Providers available with likely good coverage: Three, EE, O2, Vodafone



AGENTS DETAILS

T - 01962 842155

E - katherine@purdieandswan.co.uk

W - www.purdieandswan.co.uk

We wish to inform you that these particulars, which are believed to be accurate, are set out for your guidance only, and do not constitute or form part of an offer or contract. You should satisfy yourself by inspection, searches, enquiries and survey as to the correctness of each statement. All statements in these particulars are made without responsibility on the part of Purdie & Swan or the vendor or lessor. All measurements, distances and the proportions of the floor plans provided are approximate. We have not carried out a survey nor tested the services, appliances and specific fittings. Fixtures, fittings and furnishings are not included unless specifically described. It should not be assumed that the property remains as shown in the photographs. Amounts quoted are exclusive of VAT if applicable.



Dean, Sparsholt, Winchester, SO21

Approximate Gross Internal Area
140.0 sq m / 1507 sq ft.



Floorplan © 2014
BMS 616680 Ref: 17261
This plan is for general guidance only.
It does not show details of:
- B/C's gaslines, PVC down to
- walls, unless stated. Windows &
- door openings are approximate.
While every care is taken in the
preparation of this plan, please check
all dimensions, steps & compare
measurements before making any
decisions related to your home.

□ Reduced bedrooms below 1.5m / 5ft



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