



3, Park Cottage Grovely Wood, Great Wishford, SP3 4SQ

£2,000 PCM

This is a unique three-bedroom house located in the heart of Grovely Wood. The property has recently undergone major restoration which includes a new kitchen with large windows and skylights that create a bright and airy cooking environment. The property also features a modernized bathroom with a large separate shower and bath and has been fully redecorated at the start of the current tenancy.

The house comprises a galley kitchen with a five-ring gas stove and a breakfast room at the far end, leading to a large lounge with double doors overlooking the main aspect of the garden and a working log burner for colder months. Additionally, there is a well-proportioned dining room and a utility room/downstairs WC. Upstairs, there is a well-proportioned family bathroom and three double bedrooms, all with beautiful rural views.

The heating is supplied via an oil boiler, and there is a septic tank located in the garden. The property will be available from early June with an initial 12-month fixed-term tenancy, with the intention of a long-standing tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**WHITES**  
 Castle Chambers, 47 Castle Street,  
 Salisbury, Wiltshire, SP1 3SP  
 01722 336422  
[www.hwwhite.co.uk](http://www.hwwhite.co.uk)  
[residential-sales@hwwhite.co.uk](mailto:residential-sales@hwwhite.co.uk)

