

Hellards



At home in West Tisted

1 Merryfield Cottage Merryfield Road

WEST TISTED, ALRESFORD, HAMPSHIRE, SO24 0HE

Asking Rent £ 2,000 PCM

- Energy Performance Rating E
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band D
- Countryside Setting
- Views over Farmland
- Four Bedrooms
- Sitting Room with Inglenook Fireplace
- Kitchen / Dining Room
- Study
- Utility Room
- Bathroom
- Garden
- Shed / Store



A semi-detached cottage set in a beautiful rural location with far reaching views over the adjacent farmland.





From the entrance hall, there is a door through to the country-style kitchen/breakfast room, which in turn opens into the rear hallway. From the entrance hall, there is also a door thorough to the good-sized dual aspect sitting room with a feature inglenook fireplace with woodburning stove. The sitting room has an adjacent study, which overlooks the front garden.

The rear hallway, opens into the utility room and larder. There is also a downstairs bathroom, which features a white suite and shower over the bath. From the rear hallway there is a staircase leading to the first floor.

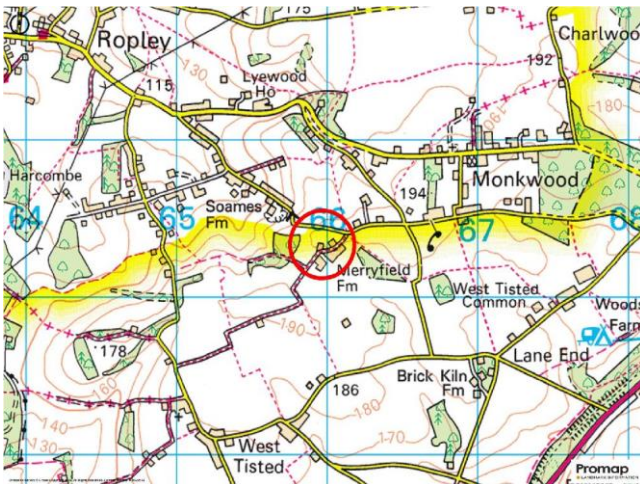
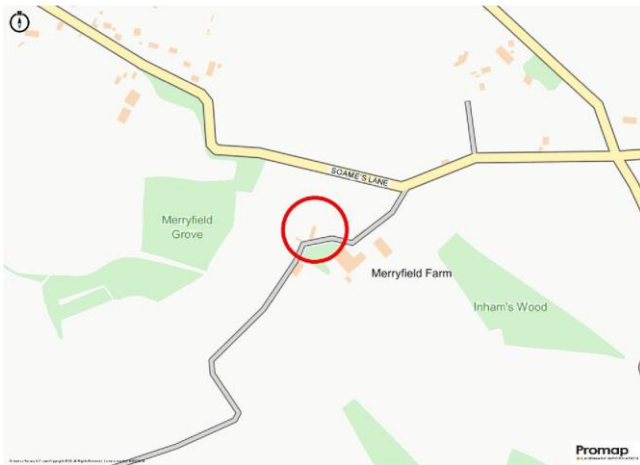
Upstairs, there are two double bedrooms and two single bedrooms.

Outside, there are front and rear gardens and a large shed/store.

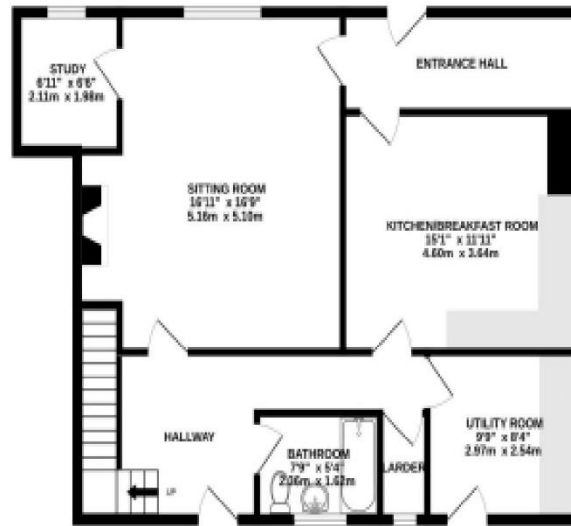
Standard broadband is available (Source: Ofcom). A mobile signal is likely from O2, and limited from EE, Three and Vodafone.

The property is heated by LPG, and the water is supplied by the Estate and recharged to the tenant.

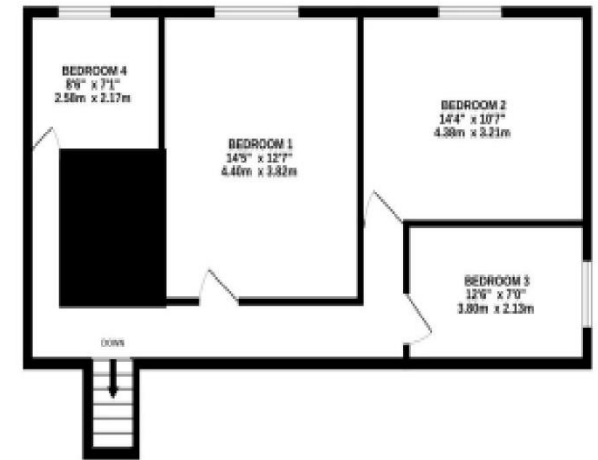




GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 1403 sq.ft. (130.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		99
81-91 B		
69-80 C		
55-68 D		
39-54 E	52	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

From our Office, turn right into Broad Street and left into East Street. Continue along through Bishops Sutton until the roundabout. Turn left towards Ropley and then right into Petersfield Road. Continue and then turn right into Soame's Lane until you get to Merryfield Farm. Turn right and travel down the farm track, where the cottage can be found on the right.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

