



6 STANDON COTTAGES

Main Road, Standon, Hursley, Winchester, Hampshire, SO21 2JH

TO LET

£1,800 PCM



6 Standon Cottages

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Winchester 3 miles | Romsey 7 miles | Southampton 11 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

A spacious 3 bedroom cottage surrounded by fields and open countryside

THE PROPERTY

A spacious three bedroom, semi detached cottage surrounded by fields and open countryside. Benefiting from idyllic rural living and yet only 10 minutes to Winchester. This property is currently undergoing a refresh throughout.

Private water invoiced by Landlord
Private drainage £15 per month
Mobile coverage good (ofcom)
Broadband available (Openreach)

EPC:
E43

Downstairs is a modern fitted kitchen with integrated fridge/ freezer, cooker and hob, and a bright dining room with wood burner. The property also has a separate sitting room with double aspect views over the gardens. From the kitchen is the rear porch with access to the garden and a practical utility room/ boot room.

Local authority:
Winchester City Council, band D

Deposit:
Total deposit £2,076
Holding deposit £415

Pets:
One well behaved pet may be considered.
Rent will vary

Upstairs are three good sized double bedrooms, all with built in storage, and the family bathroom with shower over the bath.

Directions:
From Winchester take the A3090 towards Romsey. On entering the village of Standon, take the second right off the main road. Number 6 will be furthest on your right-hand side

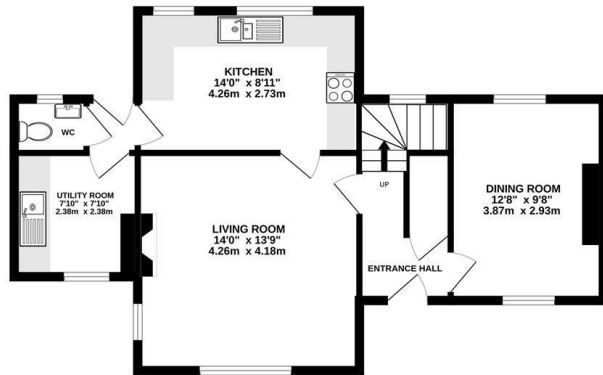
Outside are sunny gardens mainly laid to lawn and off road parking.

ADDITIONAL INFORMATION

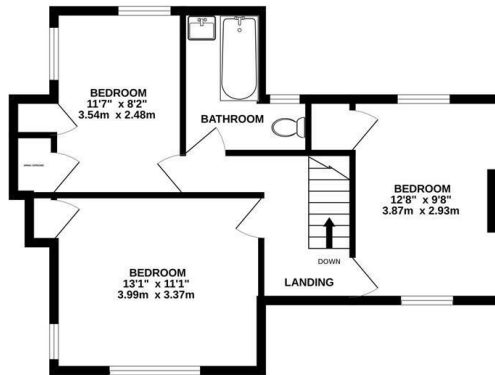
Services:
Oil fired central heating
Mains electricity



GROUND FLOOR
587 sq.ft. (54.5 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1096 sq.ft. (101.8 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 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WINCHESTER

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