



255 SUNLIGHT COTTAGES

Hursley, Winchester, Hampshire, SO21 2JL

TO LET
£1,650 PCM



255 Sunlight Cottages

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Winchester 5 miles | Romsey 7 miles | Southampton 11 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

A bright and spacious 3 bedroom cottage, situated in an idyllic and peaceful rural setting.

THE PROPERTY

A bright and spacious three-bedroom cottage situated in an idyllic and peaceful rural setting. This property boasts impressive views over Ampfield Woods and the fields beyond. Located on the edge of the popular village of Hursley and only 5 miles into Winchester, this property makes a wonderful home.

Downstairs is a large sitting room with wood burning stove, kitchen with oven and hob, utility room and WC. There is also a second reception room which can be utilised as a dining room, snug or home office.

Upstairs are two double bedrooms, one with built in storage and impressive views over the fields. There is a further single bedroom and the bathroom with a shower over the bath.

Outside is a sunny south west facing garden with outside storage, car port and off-road parking.

ADDITIONAL INFORMATION

Services:

Oil fired central heating
Mains electricity

Private water and drainage £30 per month.
Mobile coverage likely (according Ofcom)
Standard Broadband available (according to Openreach)

EPC:
D60

Local Authority:
Winchester City Council, band D

Pets:
Well behaved dog considered, rent may vary. No cats due to working farm


Deposit:
Total deposit £1,903
Holding deposit £380

DIRECTIONS

From Hursley, turn into the main entrance for the IBM grounds, passing the main IBM reception and onwards until you reach the sign for Home Farm on your right-hand side. Turn right and continue past the signs for the Estate Office. Turn left. You will find 255 Sunlight Cottages is on the right-hand side. [What3words.com/steam.derailed.snowmen](https://www.what3words.com/steam.derailed.snowmen)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

WINCHESTER

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rural property specialists