



1 PARK FARM COTTAGES

East Street, Hambledon, Hampshire, PO7 4SB

TO LET

£1,400 PCM



1 Park Farm Cottages

East Street, Hambledon, Hampshire, PO7 4SB

Hambledon 1.4 miles | Waterlooville 6.6 miles | Petersfield 9 miles | Portsmouth 17 miles | London Waterloo from Petersfield Station 80 minutes | Mileages and times approximate

A delightful 3 bedroom semi-detached cottage, within easy reach of Hambledon.

THE PROPERTY

1 Park Farm Cottages is a delightful 3 bedroom semi-detached cottage enjoying a pleasant rural location with good views, yet within easy reach of Hambledon.

Local Authority:

Winchester City Council, Band C

EPC:

E 39

Deposit:

Total deposit £1,615

Holding deposit £323

Pets:

Well behaved pet considered

The cottage sits within a generous garden and features a fitted kitchen, living room, utility room with plumbing for a dishwasher and downstairs bathroom.

Upstairs there are three good sized bedrooms, all of which have good rural views, high ceilings and feature fireplaces.

DIRECTIONS

From Hambledon, head out of the centre along East Street. After approximately one mile, just past the turning to Brook Lane, you will come across Park Farm on your left. Enter the farm and turn immediately right. 1 Park Farm Cottages is the first house on the right.

ADDITIONAL INFORMATION

Services:

Gas central heating

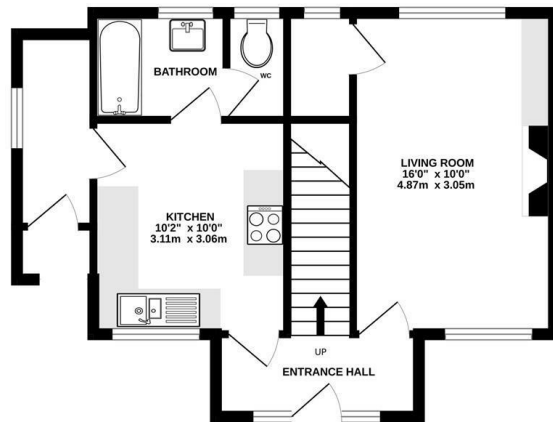
Private water and drainage, invoiced by the landlord 6 monthly

Mobile coverage limited (according to Ofcom)

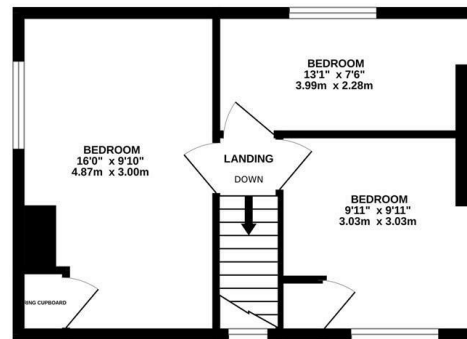
Ultrafast Full Fibre Broadband available (according to Openreach)



GROUND FLOOR
448 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		59
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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