



## 3 NEW COTTAGES

Avington, Winchester, Hampshire, SO21 1DD

TO LET

£1,750 PCM





# 3 New Cottages

Avington, Winchester, Hampshire, SO21 1DD

Winchester 5 miles | Alresford 4 miles | Southampton 15 miles | London Waterloo  
from Winchester Station – 1 hour | Mileages and times approximate

A delightful 3-4 bedroom semi detached family cottage situated in the popular  
village of Avington

## THE PROPERTY

Downstairs comprises a bright reception room with bay window and feature fireplace. Spacious fitted kitchen/breakfast room with French doors leading to the garden. Utility/cloakroom with plumbing for washing machine.

Upstairs comprises a large master bedroom with storage, a double bedroom, a single bedroom and family bathroom with shower over bath. Second staircase leading to 4th single bedroom/study in the converted loft.

To the rear of the property is a small patio area and shed leading to a good sized enclosed garden. Garage and parking to rear of garden. To the front is a small garden laid to lawn with hedge borders.

Avington is surrounded by beautiful countryside and is easily accessible for Winchester and Alresford. There is an excellent primary school nearby and popular pub.

## ADDITIONAL INFORMATION

## Services

Oil fired central heating  
Mains water and electricity  
Private drainage - £15 per month  
Standard broadband available (according to Openreach)  
Mobile coverage limited (according to Ofcom)

## EPC D59

## Local Authority

Winchester City Council, band E

## Pets

Pets considered, rent may vary

## Deposit

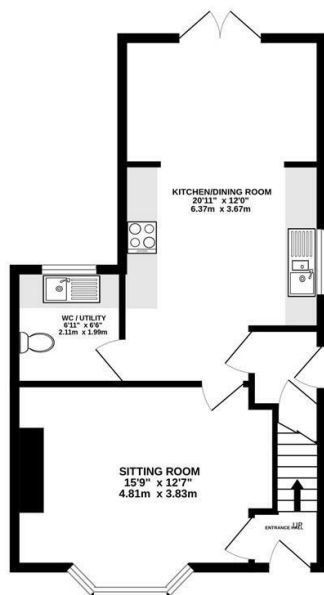
Holding deposit: £403  
Total deposit: £2,019

## Directions

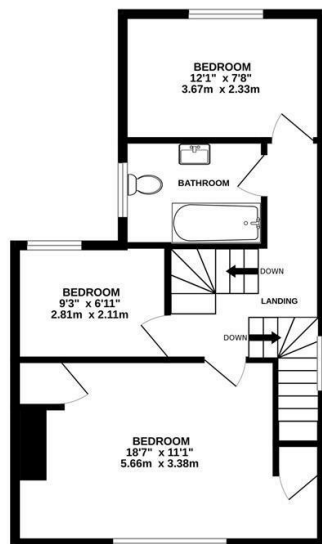
From the B3047, turn from Itchen Abbas towards Avington. Continue along this road, going past the gates for Avington House on the right hand side, then proceed round a right hand bend which is signposted Avington. In the village, there is a sharp bend to the left and 3 New Cottages is on the left hand side, just around this corner. What3words gilding.thigh.increases



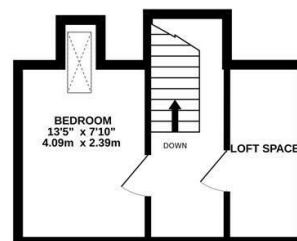
GROUND FLOOR  
502 sq.ft. (46.7 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
205 sq.ft. (19.1 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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- 5: Nothing in these particulars should be deemed to be a statement that the property is in good structural condition or that any services or equipment are in good working order- nor have BCM Wilson Hill tested them

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