



# 1 NINE MILE CROSS COTTAGE

Nether Wallop, Stockbridge, Hampshire, SO20 8DR

TO LET

£1,500 PCM



# 1 Nine Mile Cross Cottage

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Stockbridge 2 miles | Andover 10 miles | Winchester 12 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

A detached 3 bedroom cottage close to Stockbridge, with fine rural views.

## THE PROPERTY

The property is surrounded by open countryside, conveniently positioned for easy access to Stockbridge, Winchester, Romsey and Salisbury.

This cottage is well presented internally. On the ground floor is the kitchen/breakfast room with a good range of cupboards and units plus a utility room. The sitting room features an open fireplace. There is a shower room with toilet off the utility room.

On the first floor there are three bedrooms.

The semi-detached cottage sits within a private garden which is laid to lawn, surrounded by a fence. There are lovely views across the countryside from the garden. There is off road parking to the rear of the property.

## ADDITIONAL INFORMATION

### Services

Mains water and electricity  
Private sewerage £15 pcm  
TEPEO zero emission electric heating

Standard Broadband available (according to Openreach)  
Mobile phone coverage likely (according to Ofcom)

**EPC**  
D57

### Local Authority

Test Valley Borough Council, tax band C

### Pets

Pet considered, rent may vary

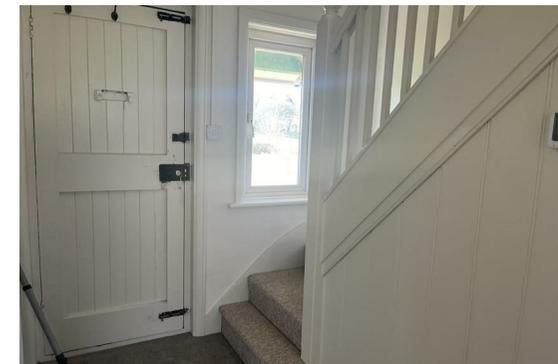
### Deposit

Holding deposit £375  
Deposit £1,875

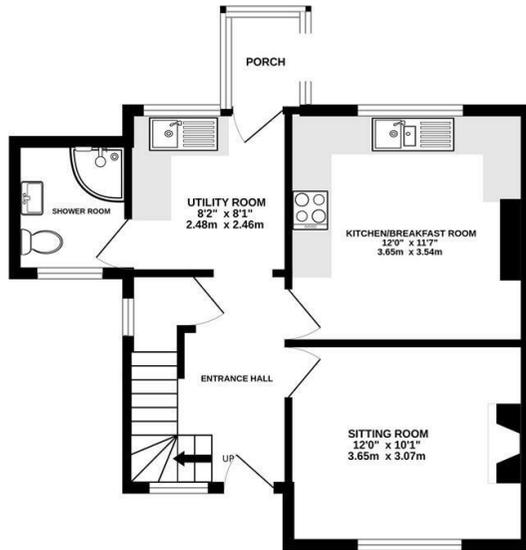
### Directions

From Winchester, take the B3049 to Stockbridge. Upon reaching Stockbridge, continue through the High Street, pass over the River Test and proceed up the hill on the A30. Proceed along the road for a about 2 miles and take the a left at the crossroads signposted for Stockbridge,, Salisbury and Broughton. 1 Nine Mile Cross Cottage is the first cottage on the right.

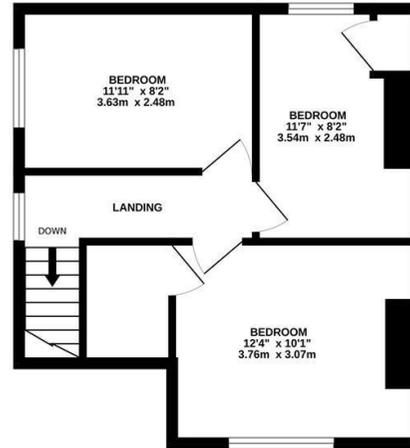
What3words  
<https://w3w.co/quiet.diets.glosses>



GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
391 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**IMPORTANT NOTICE**

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