



2 COLE HENLEY MANOR COTTAGE

Cole Henley, Whitchurch, Hampshire, RG28 7QD

TO LET

£1,300 PCM



2 Cole Henley Manor Cottage

Cole Henley, Whitchurch, Hampshire, RG28 7QD

Whitchurch 2 miles | Andover 8.4 miles | Newbury 11.5 miles | London Waterloo
from Whitchurch Station - 1 hour | Mileages and times approximate

A pretty character cottage offering peaceful accommodation in a delightful rural setting.

THE PROPERTY

A two bedroom semi-detached cottage in a beautiful rural setting. The cottage has been fully refurbished throughout. Downstairs comprises sitting room with open fire, large dining room, leading to the kitchen, with a good sized larder. There is a WC and utility room with plumbing for a washing machine.

Upstairs comprises two bedrooms, family bathroom, storage cupboard and separate WC.

There is a large front garden and a beautiful lawned garden to the rear of the property, backing onto rolling countryside. There is also a storage shed and parking for two cars.

ADDITIONAL INFORMATION

Services

Mains electricity
Oil fired central heating
Private water from a borehole and private sewerage £30 per month
Full Fibre Broadband available (according to Openreach)
Mobile phone coverage limited (according to Ofcom)

EPC

E 51

Local Authority

Basingstoke and Deane Borough Council, band D

Pets

A well behaved pet will be considered, rent may vary

Deposit

Total deposit: £1,500

Holding deposit: £300

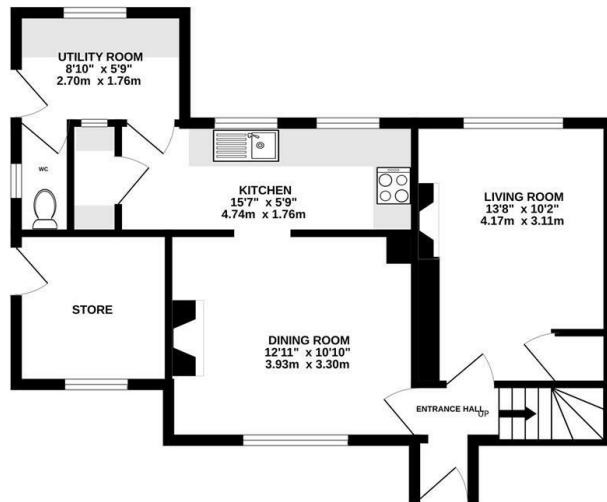
Directions

From Whitchurch take the third exit off the roundabout towards Kingsclere. Go up the hill keeping the White Hart on your right. After approximately 1 1/2 miles turn right to Cole Henley and Kingsclere. A mile later at the bottom of a hill, turn left in to a small lane marked Cole Henley Manor House. No 2 The Cottage is a few hundred yards up on your right hand side.

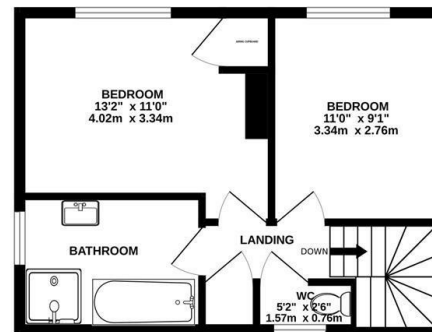
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GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.6 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		78
(69-80) C		
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE

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

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