



ROSE COTTAGE

Edneys Lane, Denmead, Waterlooville, Hampshire, PO7 6JN

TO LET

£2,000 PCM



Rose Cottage

Edneys Lane, Denmead, Waterlooville, Hampshire, PO7 6JN

Detached 3 bedroom period farm cottage set in a rural location

THE PROPERTY

Rose Cottage is a characterful detached property and is bright and spacious with double glazing throughout. The cottage offers excellent accommodation on the border of the picturesque South Downs National Park.

On the ground floor the accommodation comprises an entrance hall with understairs cupboard, which leads on the left to an office space with utility room with space for a washing machine, a cloakroom and store room with access to the garage. To the right is the spacious sitting room with dual aspect windows, a deep window seat and a woodburning stove. The kitchen /dining area is straight ahead with a barn split door onto the garden. There is a large fridge freezer, an electric oven with gas hob, and space for a dishwasher.

Upstairs there are three bedrooms, the spacious master bedroom with built in wardrobes and splendid views over the garden and countryside, a double bedroom with a window over the front and a single bedroom to the rear. The bathroom to the rear benefits from a bath with an electric shower above, a new separate shower cubicle and a heated towel rail.

The cottage benefits from a private fenced garden that wraps around the property, with a sunny patio area, raised flower beds, trees and shrubs and far fetching views of the surrounding countryside. It also benefits from its own private parking area for several cars and is accessed off the working farmyard driveway.

ADDITIONAL INFORMATION

Services

LPG central heating and hot water
Mains electricity
Private water and sewerage £40 per month
Mobile phone coverage good, variable (Ofcom)
Fibre (Openreach)

EPC

E44

Local authority

Winchester City Council, band D

Pets

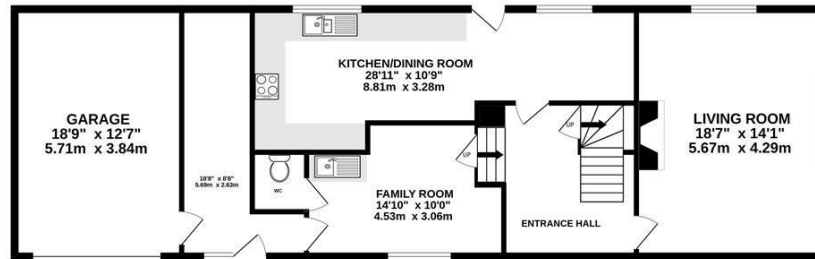
Pet considered. Additional £20 per month per pet

Deposit

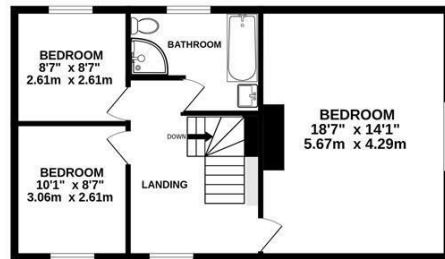
Holding Deposit: £461
Security Deposit: £2,305



GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.



1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1715 sq.ft. (159.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		64
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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