



# 1 ST. CLEMENTS COTTAGES

Ashton Lane, Bishops Waltham, SO32 1FQ

TO LET

£2,000 PCM





# 1 St. Clements Cottages

Ashton Lane, Bishops Waltham, SO32 1FQ

Bishop's Waltham 1.6 miles | Winchester 9.4 miles | Petersfield 16 miles | London  
Waterloo from Winchester 60 minutes (Mileages and times approximate)

A beautiful, 3-bedroom semi-detached cottage presented to a very high standard and enjoying a peaceful yet convenient rural location.

## THE PROPERTY

1 St Clements Cottage is extremely well laid out and provides generous accommodation throughout. The downstairs includes a spacious and bright sitting and dining room with a woodburning stove. Double doors open onto the terrace at the rear. The kitchen, with Farrow & Ball painted units and wooden worktops has a gas range oven and Butler's sink. The ground floor features attractive wooden flooring throughout where there is a good size family room and utility room.

On the first floor are three good size bedrooms, with bedroom 1 featuring built-in storage and an ensuite shower room. Bedroom 2 also has built-in cupboards and there is a large family bath and shower room.

Outside, the garden is a delightful space which is mostly laid to lawn. Spacious, yet low maintenance with a large terrace area along the back of the house overlooking the stunning surrounding countryside. On street parking available.

## ADDITIONAL INFORMATION

## Services

Mains water and electricity  
Private drainage - tenant to be billed by landlord  
Oil fired central heating  
Bottled gas for range oven  
Ultrafast broadband available (Ofcom)  
Mobile phone coverage available - boosted by WIFI calling (Ofcom)

**EPC**  
C 73

## Local Authority

Winchester City Council, band D.

## Pets

Pets considered, rent may vary.

## Deposit

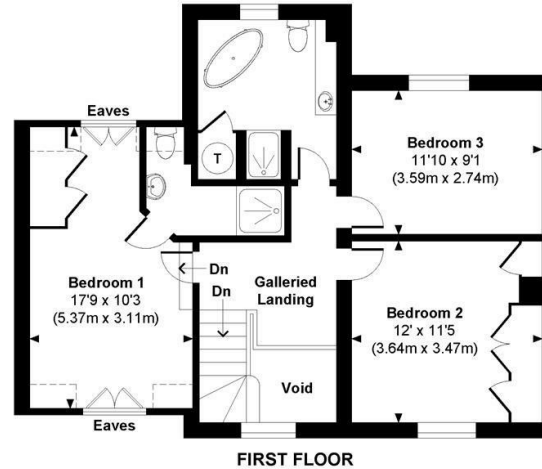
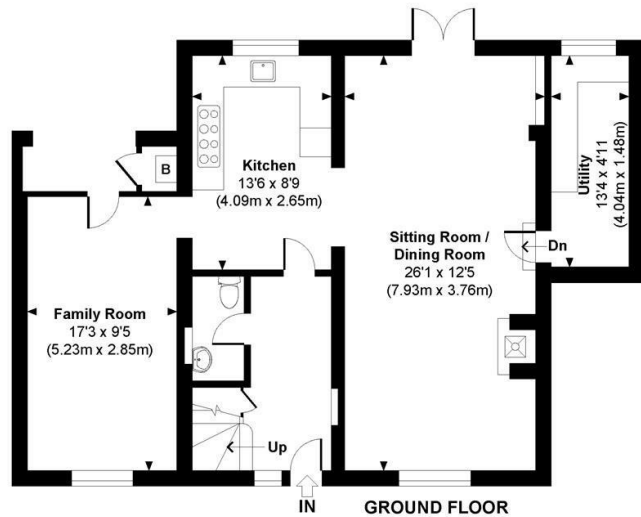
Holding deposit: £461

Deposit: £2,305



## Clements Cottages

Approximate Gross Internal Area  
Total = 1483 Sq Ft / 137.79 Sq M  
Includes areas with Restricted room height but excludes void.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, floor point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

### 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
- 2: Applicants must rely on their own enquiries by inspection or otherwise on all matters
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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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</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	

### Lettings

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