



HUNTON LODGE

Hunton Lane, Sutton Scotney, Winchester, SO21 3PT

TO LET

£1,800 PCM



Hunton Lodge

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A spacious 2 bedroom semi detached property set in the peaceful village of Hunton.

THE PROPERTY

This spacious 2 bedroom property is set in the peaceful village of Hunton.

Downstairs comprises a generous entrance hall following to large kitchen/breakfast room with Range cooker and integrated dishwasher, as well as spacious drawing room/study with beautiful views over the gardens.

The staircase leads to an extensive sitting room with built in units and Velux windows, as well as separate WC and airing cupboard. At either end of the property are two spacious double bedrooms each having large en suite bathrooms as well as plenty of built in storage.

Hunton Lodge is part utilised as the quiet Estate Office. There is a large utility room with space for a washing machine. The utility room is occasionally used by staff from the Estate Office. They have their own door to access the room and the house has its own separate door for access.

Outside the property is a small patio and large mature communal garden area maintained by the Estate as well as ample parking.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private sewerage £15 per month
LPG central heating
Broadband: Standard fibre to the cabinet broadband available
Mobile coverage: variable/good outdoor

EPC

D65

Local Authority

Winchester City Council, band F

Pets

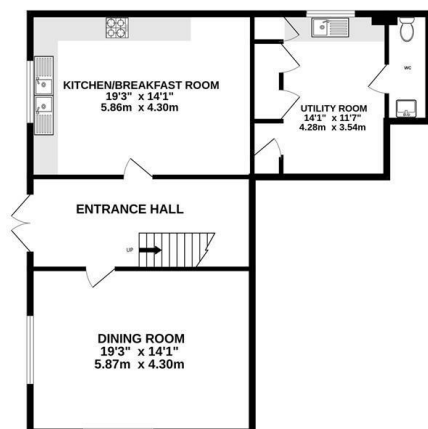
Well behaved pet considered, rent may vary

Deposit

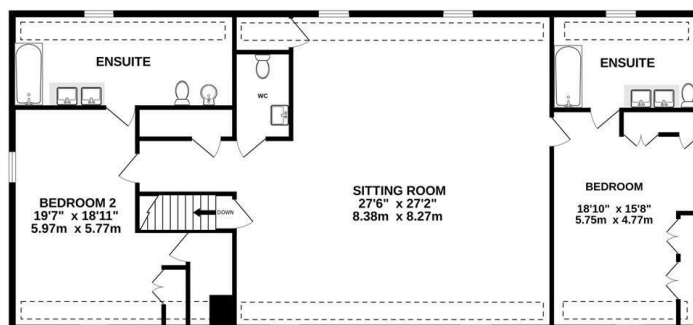
Total deposit: £2,076
Holding deposit: £415



GROUND FLOOR



1ST FLOOR



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	65	69
(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:

- 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

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