



2 LARKWHISTLE FARM COTTAGE

Larkwhistle Farm Road, Micheldever, Hampshire, SO21 3BG

TO LET

£1,275 PCM



2 Larkwhistle Farm Cottage

Larkwhistle Farm Road, Micheldever, Hampshire, SO21 3BG

A charming, flint and brick 3 bedroom semi-detached cottage in a convenient rural setting.

THE PROPERTY

A true rural cottage yet within easy access to main roads and the nearby village of Micheldever. The property boasts a large garden and workshop.

The kitchen is to the rear of the property with a larger cupboard and option for white goods. Downstairs is also a bright sitting room and a shower room.

Upstairs are two double bedrooms and a single bedroom.

Outside is a large garden, plenty of storage, workshop with power and off road parking. The cottage is adjacent to the LRC Transport Depot. The post man has rights of way to the back of the house to deliver mail to the next door property.

ADDITIONAL INFORMATION

Services

Mains water and electricity
Private sewerage included in rent
Oil fired central heating
Mobile phone coverage limited (according to Ofcom)
Superfast fibre to the cabinet
Broadband available (according to Openreach)

EPC
E 49

Local Authority

Winchester City Council, band E

Pets

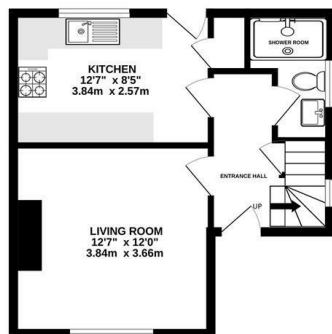
Well behaved pet considered

Deposit

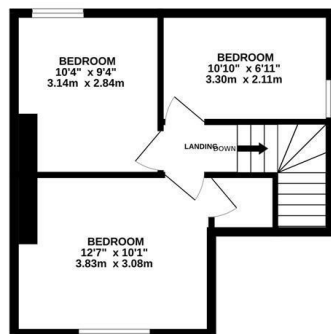
Holding deposit £294
Security deposit £1,471



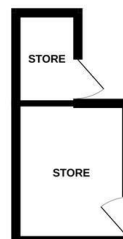
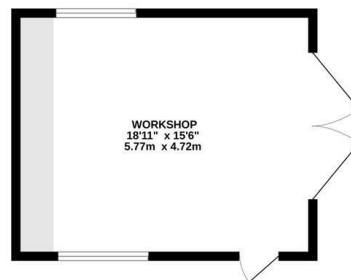
GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



OUTBUILDINGS
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (101.0 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		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	