



At home in Kilmeston

Little Gastons, Kilmeston

ALRESFORD, HAMPSHIRE, SO24 0NL

Asking Rent £ 1,300 PCM

- Energy Performance Rating; Awaited
- Holding Deposit £300.00
- Deposit £1500.00
- Council Tax Band A
- Village Location
- Open plan living
- Two Bedrooms
- Utility Room
- Wood Burning Stove
- Garage



A delightful character annexe converted from the old dairy some years ago.





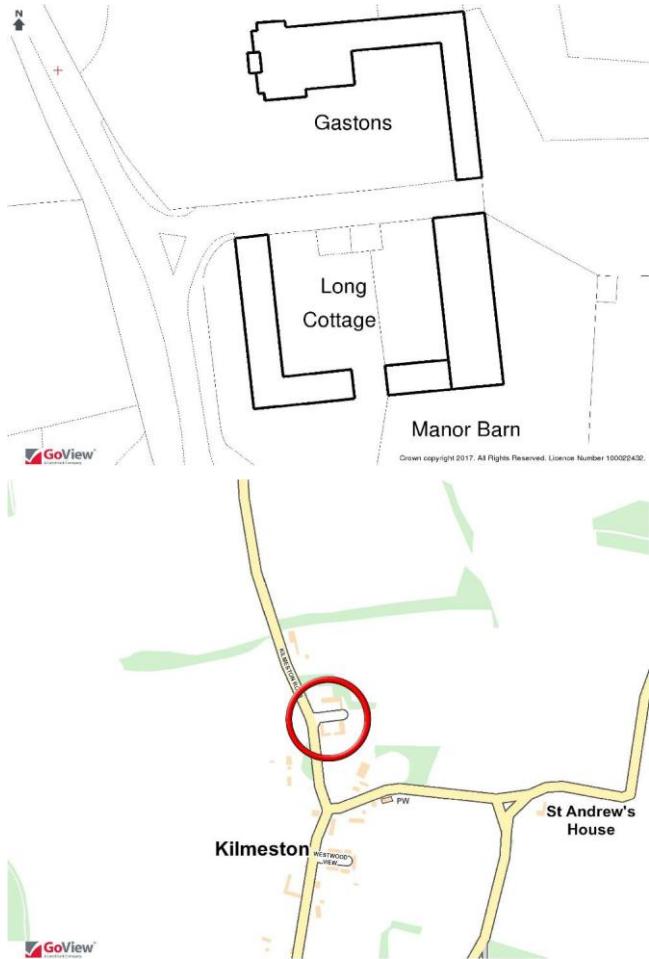
A delightful character annexe converted from the old dairy some years ago.

The cottage offers open plan living downstairs with a wood burning stove, beams, well-equipped kitchen with electric hob, oven and fridge and a separate utility area with ample cupboard space, washing machine, dryer and freezer. There is also a downstairs cloakroom.

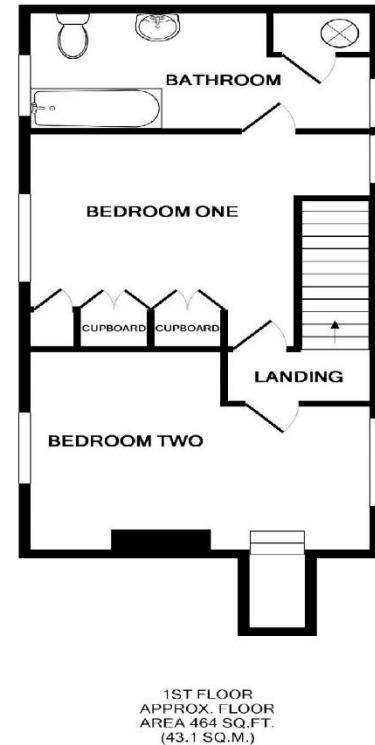
Upstairs, there are two good sized bedrooms and a bathroom, accessed via the master bedroom, with shower over the bath, WC and wash hand basin. The central heating is serviced via an oil fired boiler. There is a double garage for the tenant's use.

Ultrafast Broadband is available (source: Ofcom). For mobile reception, please visit <https://www.ofcom.org.uk/mobile-coverage-checker>.





TOTAL APPROX. FLOOR AREA 1057 SQ.FT. (98.2 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
 Made with Metropix 62017



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

DIRECTIONS

From our offices in Broad Street, turn right into East Street and then left into Jacklyns Lane. Continue along this road out of Alresford and in to the village of Cheriton. Where you reach a T junction with the A272, go straight across and follow this road towards Kilmeston. Gastons will be found on your left approximately 1 mile from the junction. Turn in to the driveway and Little Gastons will be found to the right of the main house.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.