

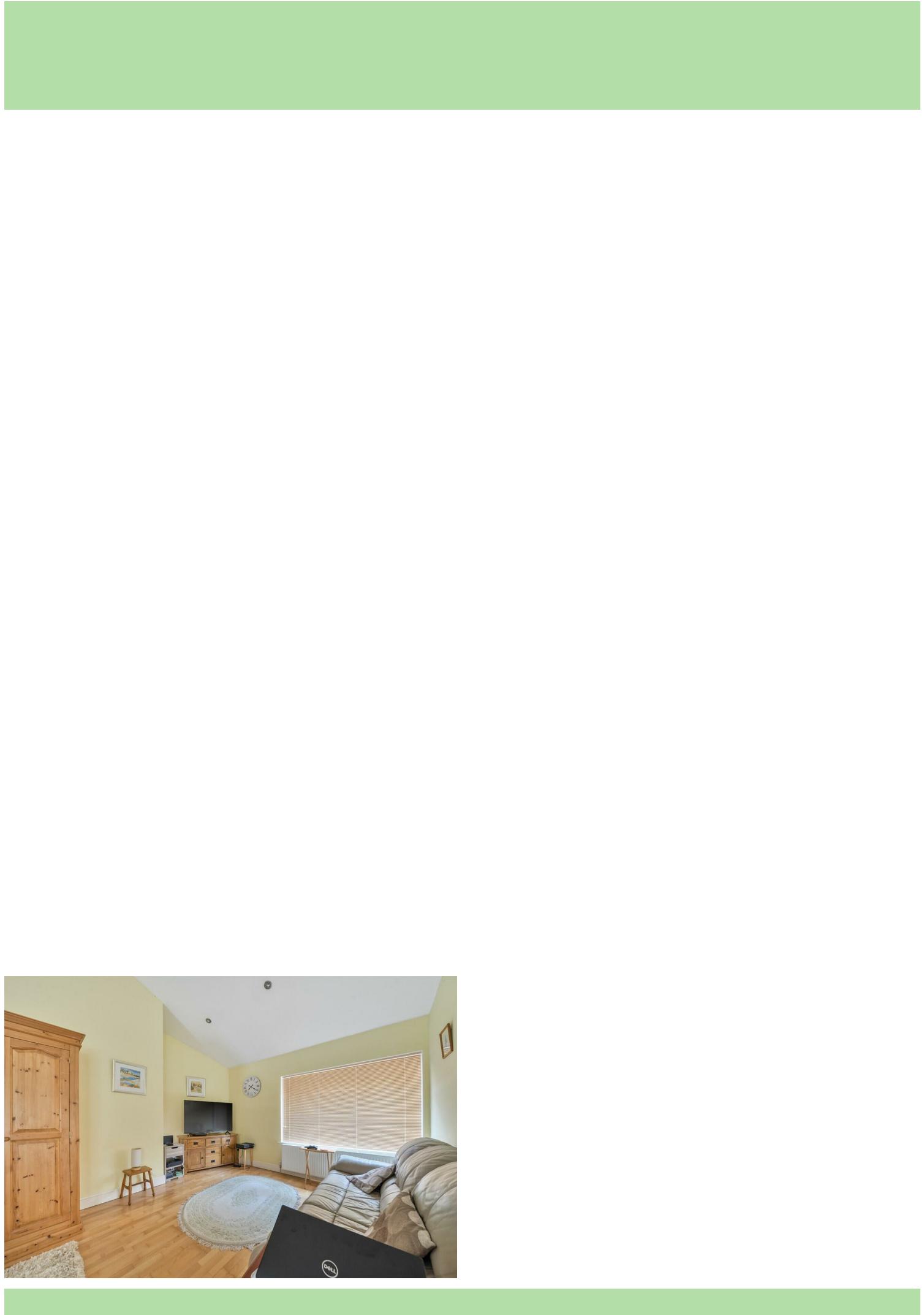


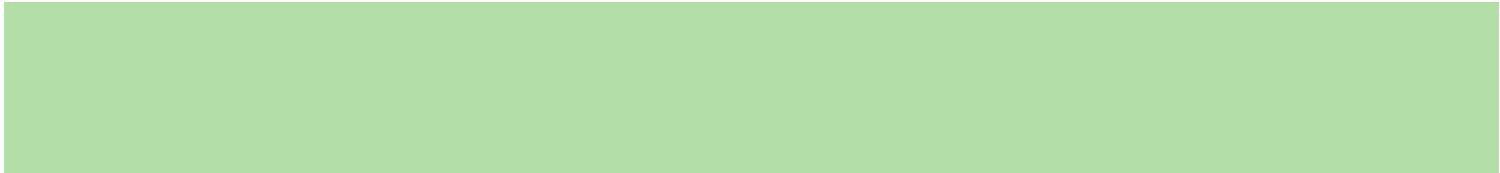
## THE ANNEXE LINDEN, COW LANE KIMPTON

£850 Per

This fully furnished self-contained annexe is accessed via its own private entrance, offering independent living space. It features a large open-plan kitchen/reception/dining area and private bathroom, making it an ideal rental property.









Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Brockenhurst Estate Agents. REF: 1325423



#### Energy Efficiency Rating

|                                             | Current                 | Potential |
|---------------------------------------------|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**EPC Rating: D** **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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