



UPPER WOODSIDE COTTAGE

Woodside Lane, Farrington, Alton, Hampshire, GU34 3EX

TO LET

£3,500 PCM





Upper Woodside Cottage

Woodside Lane, Farringdon, Alton, Hampshire, GU34 3EX

An attractive, 3-bedroom thatched, detached cottage presented to a high standard throughout and enjoying a wonderful, peaceful setting with magnificent, far reaching views.

THE PROPERTY

A pretty, period property with a wealth of period features and character, which is beautifully presented throughout. The cottage sits in a superb setting, at the end of a no through lane and enjoys the most magnificent, far reaching views across the surrounding countryside. Whilst this is a peaceful, rural idyl, it is also within very easy reach of Alton and major transport links making it an ideal country home in an excellent location.

The accommodation is a wonderful blend of old and new, with the modern, spacious kitchen/breakfast room featuring tiled floor and granite worktops and leading into the cosy sitting room. The main living room has a wealth of period features including exposed beams, wooden floors and a beautiful brick fireplace with woodburning stove. The open space is cleverly designed

to have different areas, including a sitting room, dining space and study. On the first floor, there are three generous double bedrooms, of note being the main bedroom with the exposed brick chimney and beams, and two modern bathrooms.

The garden is a large and attractive outdoor space, sloping away from the cottage. Mainly laid to lawn with flower borders, it features a terrace area by the kitchen door, ideal for entertaining and the whole of the garden enjoys the wonderful views all around.

ADDITIONAL INFORMATION

Services

Private water, charged per half year
Mains electricity, and private drainage
Oil fired heating
Fibre broadband available to premises (Openreach)
Mobile coverage good (Ofcom)



Woodside Lane, Farringdon, Alton

Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft
(Excluding Stores)



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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EPC

E 53

Local Authority

East Hampshire District Council, band F

Deposit

Security deposit - £4,038

Holding deposit - £807

Other

Please note the landlord has a right of way at the hedge line, to gain access to the rear.

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		53	70
		EU Directive 2002/91/EC	

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