



At home in Swarraton

Abbotswood, Swarraton

ALRESFORD, SO24 9TQ

Asking Rent £ 2,000 PCM

- Energy Performance Rating E
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax band E
- Three Bedrooms
- Sitting / Dining Room
- Kitchen / Breakfast Room
- Family Bathroom
- Garden
- Garage
- Off Road Parking

A beautiful three bedroom home with extensive garden and garage, thought to date back to 1875 and house machinery to drive the sawmill next door.





Located in a pretty rural setting within the popular village of Swarraton, only ten minutes' drive into the market town of Alresford. There is good access to Winchester and Micheldever main line train stations.

The property is positioned in a quiet lane with gardens to the rear of the property and parking to the front. With neutral décor and carpets, the property is superbly presented. The accommodation comprises of an entrance hall, with ample storage cupboards, a door to the WC with plumbing for a washing machine. A step up to the sitting / dining room, which has a fireplace and sliding patio doors to the garden.

The kitchen / breakfast room has a range of base and eye level units, and has with arched patio doors leading out to the garden. From the sitting room, the inner hallway leads to the three double bedrooms and bathroom.

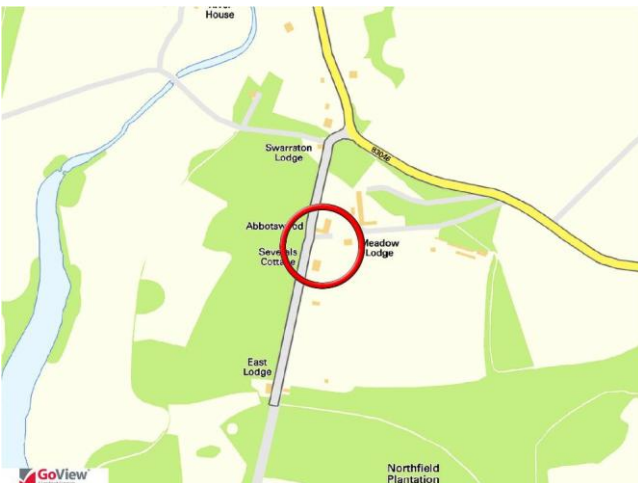
To the rear, there is a good-sized garden with vegetable plot. To the front, there is parking for two vehicles and a garage/workshop.

The property has electric heaters, and private drainage. Please note that the Solar Panels do not supply electric to this property.

Superfast broadband is available (source: Ofcom). There is a limited mobile signal from O2 and Vodafone, and none from EE and Three (source: Ofcom)



Swarraton is located just a short drive north of the market town of Alresford and is within an easy walk of The Grange, famous for its annual operatic performances. For lovers of the countryside, this is an idyllic part of Hampshire with beautiful scenery all around. There are excellent walks from the door, and nearby is The Woolpack Inn, which is much favoured by both locals and visitors alike. There are riding stables nearby. Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.



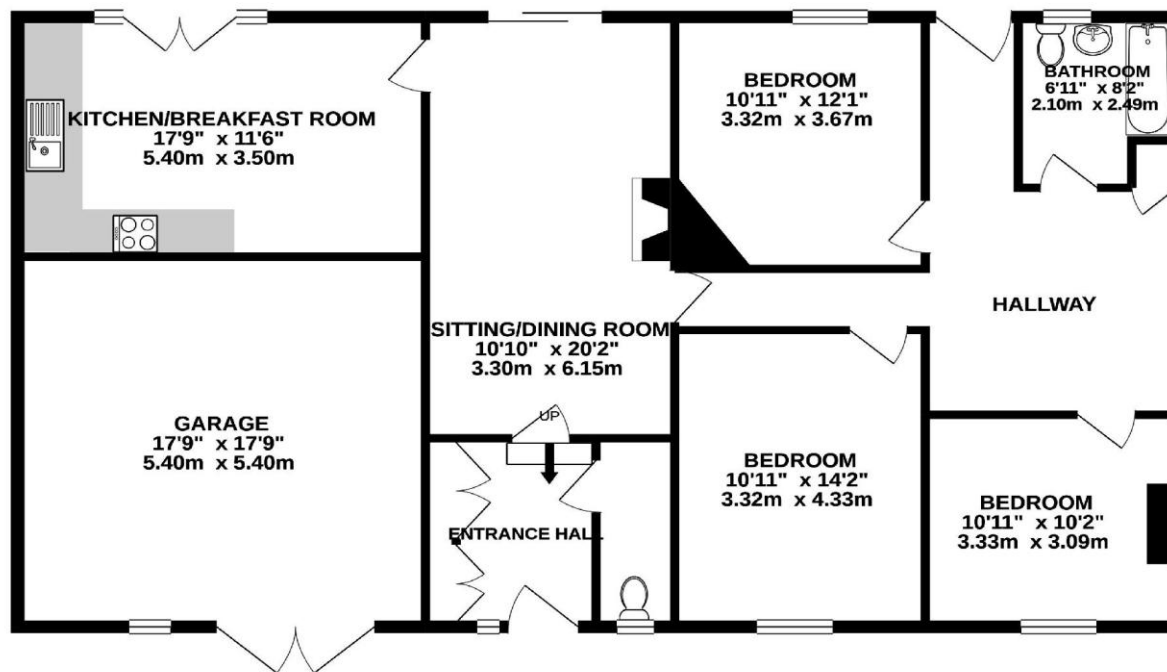
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
	72		
	39		
Very environmentally friendly - lower CO₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions			
England, Scotland & Wales EU Directive 2002/91/EC			

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR

1452 sq.ft. (134.9 sq.m.) approx.



TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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DIRECTIONS

From our office in Broad Street, follow the road in northerly direction and go through the village of Old Alresford. Stay on this road (B3046) for about 4 miles. As you come to Swarraton, you need to turn left at the signpost for The Grange. Abbotswood can be found a short way up on the Left.

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.

