



Longbarrow Lodge

Cole Henley, Whitchurch, Hampshire, RG28 7QJ

TO LET

£1,350 PCM



Longbarrow Lodge

Cole Henley, Whitchurch, Hampshire, RG28 7QJ

A charming two-bedroom single-storey property, beautifully presented throughout and enjoying an idyllic rural setting with delightful countryside surroundings.

THE PROPERTY

Longbarrow Lodge is a charming detached two-bedroom home set in a delightful rural location with far-reaching countryside views. Beautifully presented throughout, the property offers comfortable and well-designed accommodation, ideal for those seeking a peaceful setting without compromising on convenience.

At the heart of the home is a spacious open-plan kitchen, dining and living area. This bright and welcoming space benefits from double doors opening from the dining area onto a wraparound decked terrace, providing the perfect spot to enjoy the surrounding countryside views.

The kitchen is fitted with a range of attractive units and includes an integrated fridge/freezer and oven. There is also practical utility space within the entrance hall adjacent to the front door.

The accommodation further comprises two generous double bedrooms and a well-appointed bathroom with both bath and shower facilities.

Outside, the property is approached via a sweeping private track leading to a substantial gravel parking area. The garden is mainly laid to lawn and sits alongside the property, while the wraparound decking provides an excellent outdoor entertaining space overlooking the fields beyond.

Longbarrow Lodge enjoys an enviable position on a private farm surrounded by open countryside. Despite its tranquil setting, the property is conveniently located for Whitchurch, which offers a variety of shops and amenities, together with a mainline railway station providing direct services to London Waterloo. The nearby village of Kingsclere is also within easy reach, while the larger centres of Andover and Basingstoke offer a comprehensive range of shopping, leisure and educational facilities.

ADDITIONAL INFORMATION

Services

Private water, private drainage and mains electricity.

Electric heating.

Fibre broadband is available though requires a connection (Openreach)

Good outdoor mobile coverage (Ofcom)

EPC

E50

Deposit

Holding deposit - £311

Security deposit - £1557

Local Authority

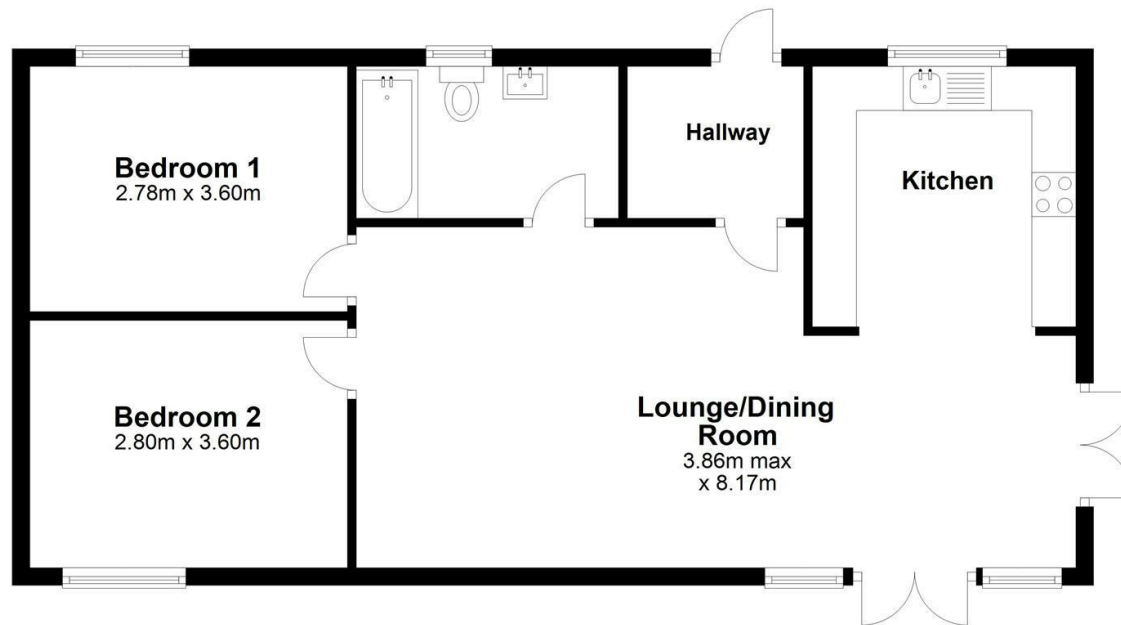
Basingstoke and Deane Borough Council

The property is not currently assessed for Council Tax, although this may be reviewed by the local authority in the future



Ground Floor

Approx. 67.5 sq. metres



Total area: approx. 67.5 sq. metres

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IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		50
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

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01962 763908

lettings@bcmwilsonhill.co.uk

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