



*At home in Itchen Stoke*

# 149 Itchen Stoke

ALRESFORD, HAMPSHIRE, SO24 0QZ

## Asking Rent £ 2,000 PCM

- Energy Performance Rating D
- Holding Deposit £461.53
- Deposit £2,307.65
- Council Tax Band D
- Brick and Flint Cottage
- Three bedrooms
- Kitchen / Dining Room
- Cosy Sitting Room with Inglenook Fireplace
- Bathroom and Wet Room
- Off Road Parking
- Garden



A delightful brick and flint cottage located in the heart of the Itchen Valley, featuring off road parking and countryside views





Upon entering, there is an entrance porch/boot room, with a door through to the impressive kitchen / dining room which features a high ceiling and country-style kitchen units. There is a step up into the cosy sitting room, with inglenook fireplace and stairs to the first floor. There is also a door through to a double bedroom, with 'Jack and Jill' style wet room.

Upstairs, there is a good sized dual aspect master bedroom and single third bedroom that would also make an ideal study. There is a family bathroom, with roll top bath.

To the rear is a pleasant garden, with patio area, enjoying views over adjacent fields. There is off road parking.

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

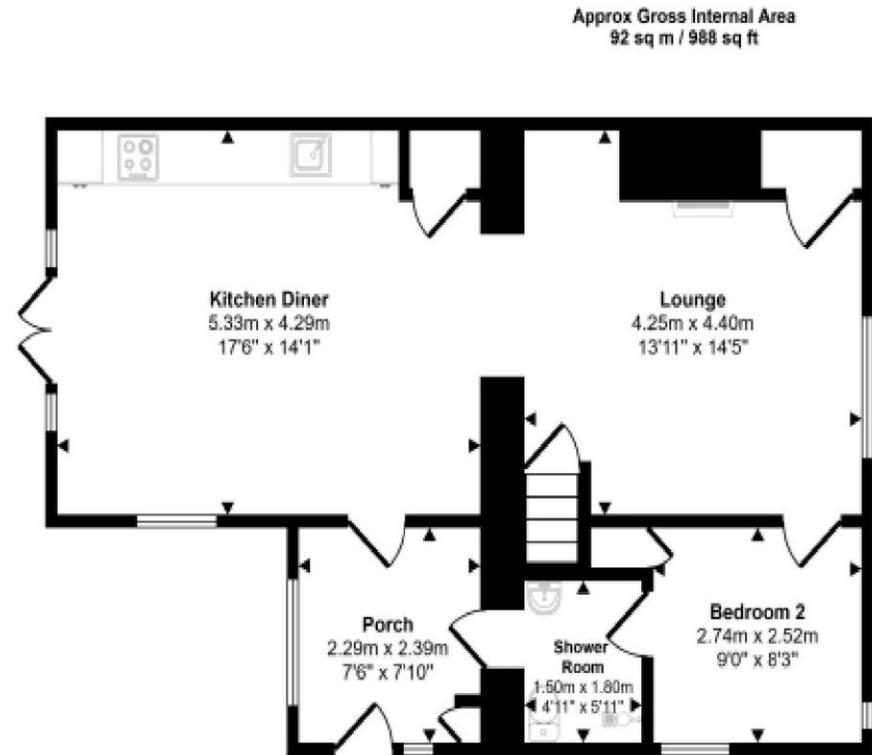
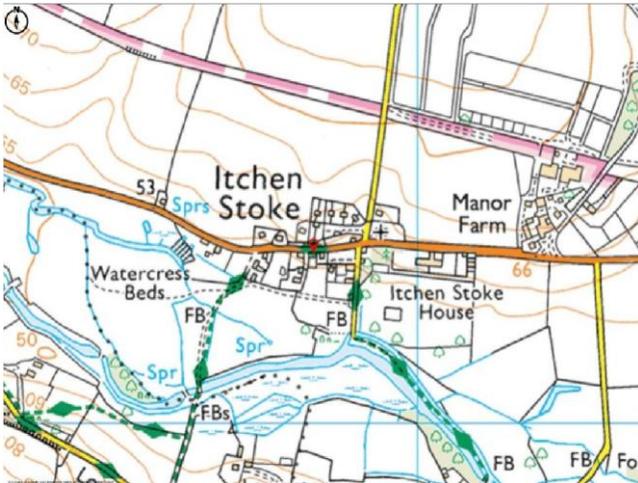
There is mains gas and a private water supply, paid annually.

Itchen Stoke is approximately 2 miles west of Alresford and 6 miles to the east of Winchester. There are regular bus services running between Winchester and Alresford, both of which cater for shopping, schooling and recreational facilities. Main line train services are also available from Winchester, Micheldever Station and Basingstoke.

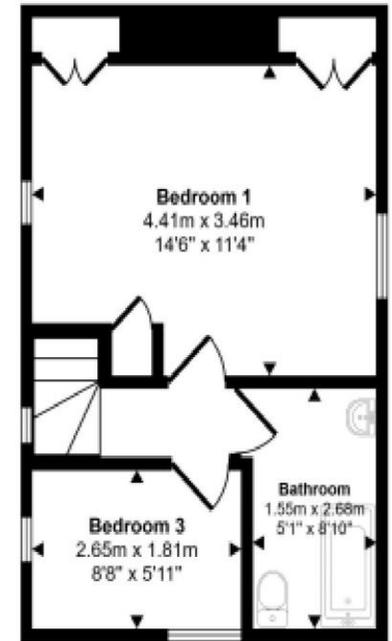


### DIRECTIONS

From Alresford proceed out of the town in the direction of Winchester. As you come out of the town, take the right turn signposted to Kingsworthy and Itchen Abbas. After approx. 1 mile, you come into Itchen Stoke. Drive past the church on the right and village green on the left. No. 149 can be found on the left. The entrance to the parking is just past the property. Turn left down the track, and then left through the gateway.



**Ground Floor**  
Approx 62 sq m / 668 sq ft



**First Floor**  
Approx 30 sq m / 320 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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.

