

# Purdie & Swan

Lettings and Property Management



Exton, Hampshire  
Price: £2,750 pcm





### Property Features

EXCEPTIONAL QUALITY \* ALARM \* DRIVEWAY PARKING \* FABULOUS GARDEN WITH SHED \* AVAILABLE NOW \* UNDERFLOOR HEATING ON GROUND FLOOR \* UNFURNISHED \* WOODBURNER.

### Description

**STUNNING RURAL PROPERTY** This superb, detached cottage was totally restored six years ago with exceptional attention to detail throughout the interior and exterior. The property is in a picturesque village within the South Downs National Park. In a quiet location, it is nonetheless conveniently close to the A32 and equidistant to Winchester, Portsmouth, Petersfield and Alton, all of which have a main line service to London. Upon entering the gate to the property there is plenty of private parking on the gravel drive and a shed to the north of the house. The garden has been well thought out, providing grassed and stone terraced areas with sun and shade. Entering the house, there is a large entrance hall, study area, cloakroom and sitting room with wood burner and doors to the garden. The exceptionally spacious open plan kitchen/diner includes a large fridge, dishwasher, halogen hob and double oven. The living/dining area has a cupboard under the stairs with power point and triple bi-folding doors onto a terrace. The separate utility room has a stable door to the garden and space for washing machine, dryer and freezer. Upstairs there is the main bedroom with en suite shower room and walk in wardrobe, two further double bedrooms (one with fabulous views over the countryside) and family bathroom with shower over bath, and airing cupboard. There is an oil-fired boiler in the utility room for heating and hot water. Whilst the sitting room with wood burner has an oak floor and radiators, the rest of the ground floor and bathrooms have porcelain stone effect tiles with underfloor heating. Wireless alarm system and broadband fibre to the premises. An excellent village shop, three churches and two pubs are all within easy walking distance. Oil central heating and hot water. Electricity and water are mains connected and drainage is a sewage treatment plant.

### Additional Information

Postcode: SO32 3NW

Available: Now

EPC Rating: C

Winchester City Council: Tax Band G

Pet at Landlord's discretion

Oil central heating and hot water

Deposit: £3173 (five weeks based on advertised rent)

Holding deposit: £634 (one week based on advertised rent)

Broadband available refer to the Ofcom Checker for more detail

Ultrafast Broadband - up to 1800 Mbps to download speed

Superfast Fibre Broadband – 21 -37 Mbps download speed

Standard Broadband – Up to 24 Mbps to download speed

Mobile Signal/Coverage (refer to the Ofcom Checker for more detail <https://checker.ofcom.org.uk/en-gb/mobile-coverage>):

Providers available with likely good coverage: Three, EE, O2, Vodafone

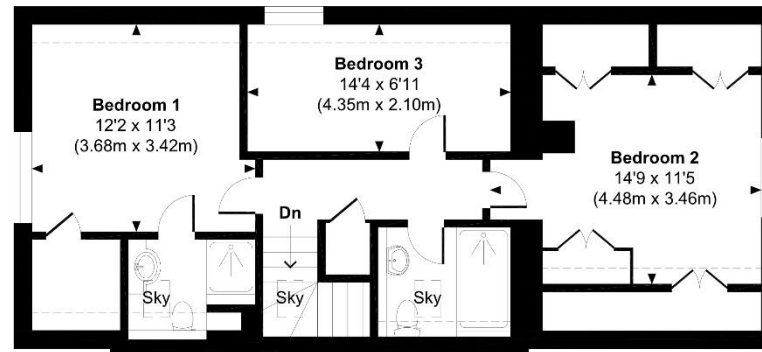
### AGENTS DETAILS

T - 01962 842155

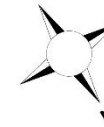
E - [katherine@purdieandswan.co.uk](mailto:katherine@purdieandswan.co.uk)

W - [www.purdieandswan.co.uk](http://www.purdieandswan.co.uk)

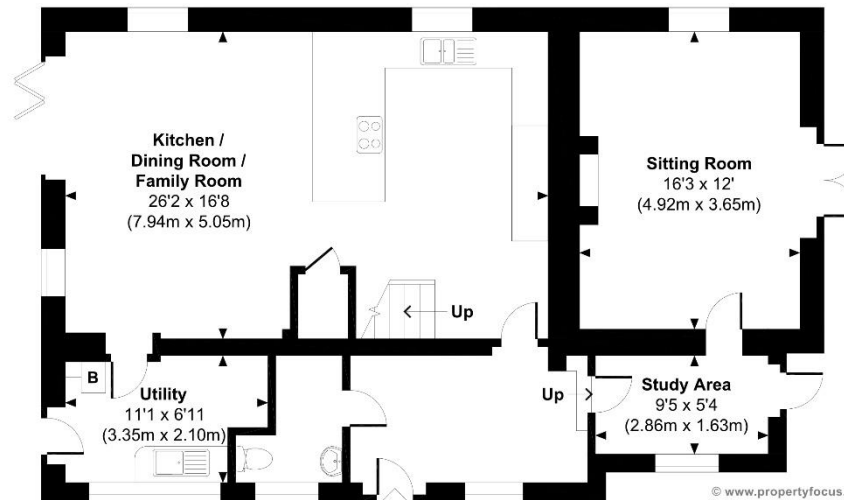
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**Approximate Gross Internal Area**  
**Total = 1630 Sq Ft / 151.47 Sq M**  
 Includes areas with Restricted room height.



**FIRST FLOOR**



**GROUND FLOOR**

Indicates restricted room height less than 1.5m.



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 This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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