



## 2 LOWER MILL VILLAS

Longparish, Hampshire SP11 6PX



# 2 LOWER MILL VILLAS

Longparish, Hampshire, SP11 6PX

Winchester 13 miles | Newbury 19 miles  
Whitchurch 4 miles | London Waterloo from Whitchurch  
– 1 hour and 20 minutes  
(Mileages and time approximate)

A beautifully presented Edwardian  
3-bedroom cottage with a large garden in  
the heart of a popular Test valley village.

For Rent

## 2 LOWER MILL VILLAS

A quintessentially English, period Edwardian cottage which has been renovated to a high standard and presents immaculately throughout. The property is set within its own private, mature grounds in the heart of the village, within walking distance of amenities.

Internally the cottage is extremely well presented and features a drawing room at the front with open fireplace. Leading back from the entrance hall into the dining room. The kitchen which is off the dining room is beautifully fitted, with marble flooring, well fitted units and plumbing for washing machine and dishwasher. The marble floor extends back into the rooms behind the kitchen which offer a downstairs toilet (with original Burlington WC), generous pantry.

On the first floor there are three good size bedrooms, two of which are double bedrooms both with built in wardrobes. The generous family bath and shower room is beautifully fitted with marble floor and wall tiles, walk in shower and freestanding bath.

The property is set within a beautiful cottage garden. The cottage is approached along a gravel pathway flanked by pretty flower borders, leading up to the front of the house and the impressive porch. The garden is very private and mainly laid to lawn and provides a wonderful outdoor space from which to enjoy the property. There are also raised vegetable beds and numerous fruit trees.



## SITUATION

Longparish is a popular village with the River Test running through the centre and an excellent range of local amenities. There is a primary school which is a short walk from the house and is highly regarded, cricket pitch with pavilion, church, public house, with another soon to open and thriving village shop. The village is surrounded by attractive countryside and there are numerous very good walks close by including nearby Harewood Forest with numerous nature walks.

The nearby city of Winchester provides a very good range of shops and facilities, including a mainline railway station. Whitchurch is the closest market town, again offering a mainline railway station. The village is also extremely well connected with a mainline station to London from Andover, and the A303 providing links to London via the M3 and the West Country. The property is close to many excellent prep and public schools, including Farleigh School, Cheam Preps and Winchester and Marlborough Colleges.

## ADDITIONAL INFORMATION

### EPC Rating

E.

### Gardener cost to be confirmed

### Services

Mains water, electricity and mains drainage. Oil fired heating.

### Broadband

Strong Broadband connectivity

### Council Tax

E.

### Local Authority

Test Valley Borough Council

### Directions

From the Bullington Cross junction of the A303 and A34, take the A303 heading west. Take the third junction, signposted to Wherwell and Longparish. Immediately after exiting, turn right again signposted to Longparish and proceed along this road, passing over the A303. At the junction turn left. Proceed along the lane and upon entering the village, after a sharp right hand bend you will pass the Primary school on your right. Continue along the lane passing the cricket pitch on your right. 2 New Mill Villas will be found soon after on the left hand side.

### Viewings

By appointment with BCM LLP only.

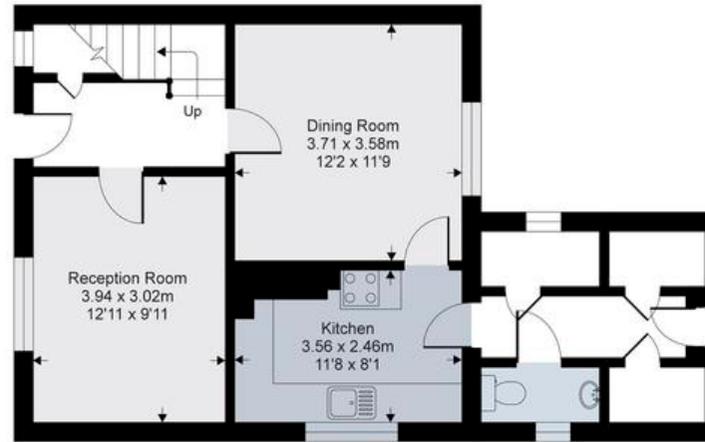
## Lower Mill Villas, Longparish, Hampshire, SP11 6PX

Gross internal floor area (approx):

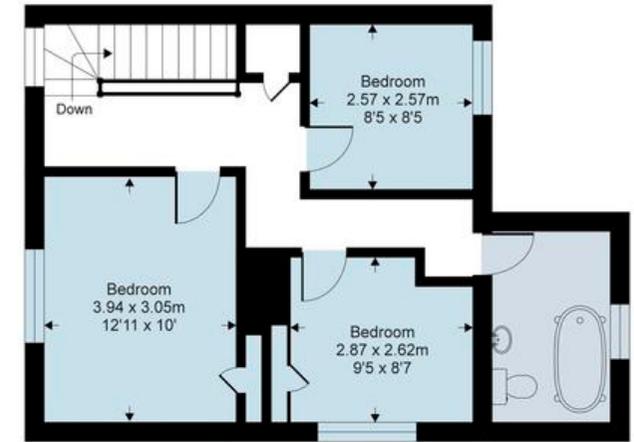
102.6 sq m / 1105 sq ft

For Identification only - Not to scale

Niche Communications



Ground floor



First floor

### Letting Agent

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NB - These particulars are as  
at June 2023



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