



1 LOWER WOODCOTT

Whitchurch, Hampshire, RG28 7QA

TO LET

£1,350 pcm



1 Lower Woodcott

Whitchurch, Hampshire, RG28 7QA

Whitchurch 5.1 miles | Andover 12 miles | Newbury 14 miles | London Waterloo from Whitchurch Station – 1 hour and 9 minutes | Mileages and times approximate

3 bedrooms

A well-presented, cottage set in an idyllic, peaceful rural location with far reaching views.

THE PROPERTY

1 Lower Woodcott is located in this quiet hamlet, in an elevated position surrounded by open countryside. The village is conveniently positioned for easy access to Whitchurch, Andover and Newbury and the A34.

This cottage is well presented internally, with double glazed windows and enjoys wonderful views all around. On the ground floor is the kitchen and dining room, with a good range of cupboards and units and space for a dining table. The sitting room is a good size room which is double aspect and features an open fireplace. On the first floor there are three bedrooms, two with built in cupboards and a recently fitted bath and shower room.

The cottage sits within a large, private garden which is laid to lawn, surrounded by post a rail fence. There are stunning views across the countryside from the garden and access onto an area of communal grass to the front. There is off road parking to the rear of the property and an outbuilding at the top of the garden.

ADDITIONAL INFORMATION

Services

Water - £35.00 per month
Sewerage - £140.00 + VAT per year
Electric Storage Heaters
Broadband available (according to openreach)
Mobile signal limited (according to ofgem), boosters available

Local Authority

Basingstoke and Deane Borough Council
Tax Band: C

Holding Deposit

£311

Total Deposit

£1,557

EPC

E 39

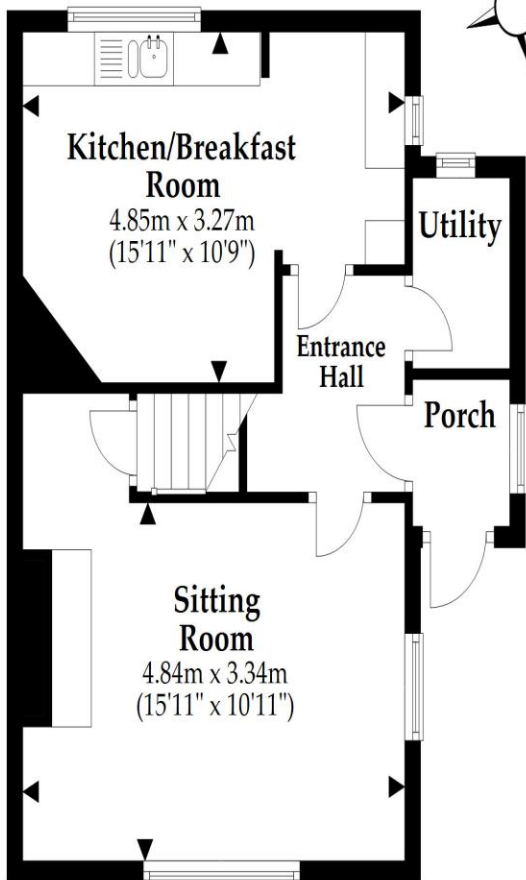
Pets

Considered, rent may vary.



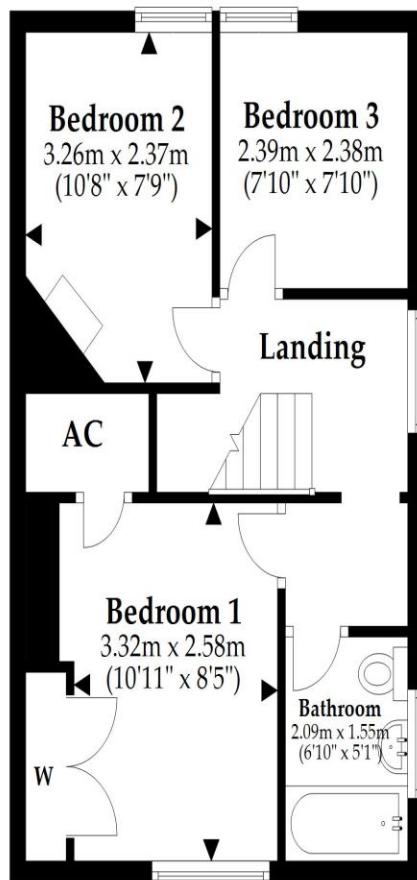
Ground Floor

Approx. 41.8 sq. metres (449.6 sq. feet)



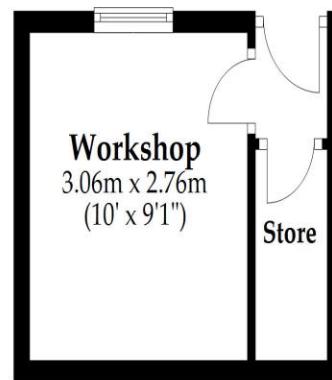
First Floor

Approx. 37.4 sq. metres (402.5 sq. feet)



Outbuilding

Approx. 11.5 sq. metres (124.2 sq. feet)



DIRECTIONS

Heading north from Whitchurch, follow the A34. Take the exit on the left signposted Litchfield/Whitchurch/Dunley/Woodcott. Keep bearing right for about 1.7 miles and the property will be found on the left, opposite a farm and just up the track. Download the What3Words App and search for [///streetcar.helpfully.culling](https://www.what3words.com/)

Score	Energy rating	Current	Potential
92+	A		109 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

Total area: approx. 90.7 sq. metres (976.3 sq. feet)  LJT SURVEYING

WINCHESTER

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