



8 UPPER WOODCOTT

Upper Woodcott, Hampshire RG28 7PY

TO LET

£1,200 pcm



8 Upper Woodcott

Upper Woodcott, Hampshire RG28 7PY

Whitchurch 5.1 miles | Andover 12 miles | Newbury 14 miles | London Waterloo from
Whitchurch Station – 70 minutes | Mileages and times approximate

2 bedrooms

A charming and well-presented semi-detached cottage with large garden and far-reaching rural views.

THE PROPERTY

8 Upper 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. The house is well presented and features double glazed windows.

The house has a large kitchen and dining room with a good range of cupboards and work units, ample space for a dining table and feature fireplace. The back door leads out into the garden and driveway. There is a cosy sitting room at the front of the cottage with open fireplace. Downstairs WC. Upstairs there are two double bedrooms, the main bedroom featuring a fireplace and the second bedroom, currently a study, enjoying excellent views. There is a large bath and shower room.

8 Upper Woodcott sits within a large garden with a good parking area behind the house. There is an outbuilding for storage space and a log store. The cottage enjoys fabulous views across the surrounding countryside.

ADDITIONAL INFORMATION

Services

Private water £35 per month and private drainage £168 per year. Oil central heating

Local Authority

Basingstoke and Deane Council, band C

Pets

Considered, rent may vary

Deposit

£1,384.61

Directions

Heading north from Whitchurch, follow the A34. Take the exit on the left signposted Litchfield/Whitchurch/Dunley/Woodcott. Continue along the lane for about 1.7 miles pass a farm on the left. The lane bends sharply to the left, goes up a hill and the turning to 8 Upper Woodcott will be found on the left, just before the right hand bend. Download the What3Words App and search for [///coconut.snapping.equity](#)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

WINCHESTER

BCM, The Old Dairy, Winchester Hill,
Sutton Scotney, Winchester SO21 3NZ

T 01962 763 900 E info@bcm.co.uk

ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,
Merstone Lane, Merstone, Isle of Wight PO30 3DE

01983 828 805 E iow@bcm.co.uk

OXFORD

BCM, Sunrise Hill Yard, East Ilsley,
Newbury RG20 7LY

T 01865 817 105 E oxford@bcm.co.uk



rural property specialists