



At home in Itchen Abbas

The Calf Pen Itchen Down Farm

WINCHESTER, HAMPSHIRE, SO21 1BS

Asking Rent £ 900 PCM

- Energy Performance Rating D
- Holding Deposit £207.69
- Deposit £1,038.45
- Council Tax Band B
- Rural Cottage
- One Bedroom
- Kitchen / Breakfast Room
- Sitting Room with Exposed Brick and Flint Wall
- Shower Room
- Allocated Parking Space



A charming cottage, which is naturally well lit and with high ceilings, set in a rural location.





Finished to an exacting standard, the accommodation comprises of a kitchen / breakfast room, fitted with a range of modern shaker style units. There is a dual aspect sitting room, with feature exposed brick and flint wall. There is a double bedroom, overlooking the front yard, and a well appointed shower room, with walk in shower.

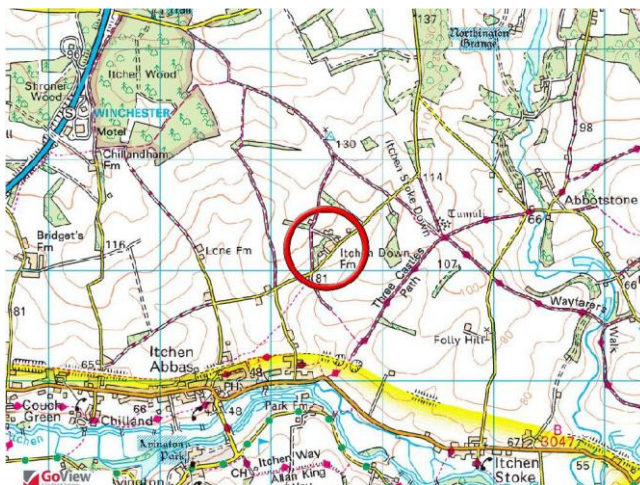
There is allocated parking.

Standard broadband is available (source: Ofcom). Please check <https://www.ofcom.org.uk/mobile-coverage-checker> for mobile signal.

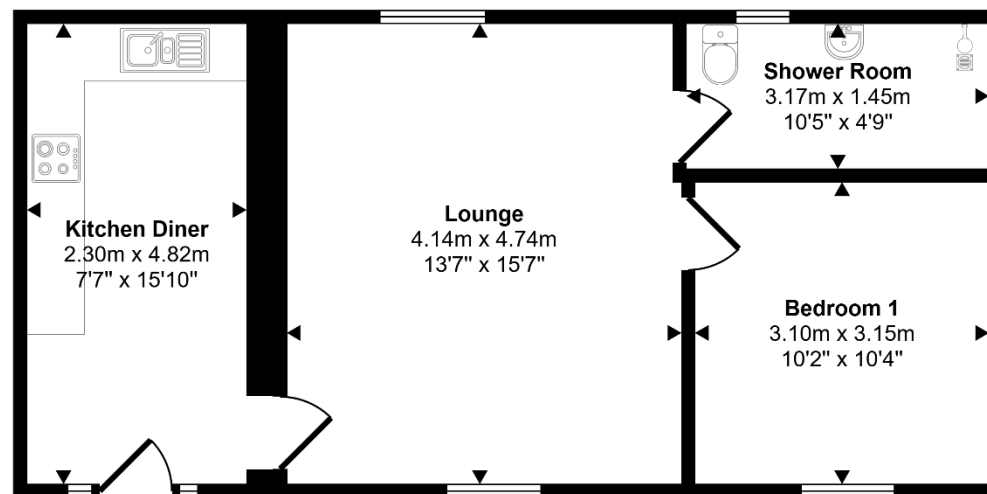
The property is warmed by LPG heating, and there is private drainage.

Itchen Abbas is a popular village located in between Winchester and Alresford, and is positioned within the beautiful South Downs National Park, with its rolling hills and crystal clear trout streams. The village has a lively community with a primary school, church, pub and village hall. There are stunning walks from the doorstep, one of which follows the River Itchen across meadows to Easton, where there are a couple of welcoming pubs. Winchester railway station is about 10 minutes away, as is the M3 and A34,





Approx Gross Internal Area
48 sq m / 522 sq ft



Floorplan

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		107 A
81-91	B		
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

DIRECTIONS

From the centre of Alresford proceed out of the town along West Street in the direction of Winchester. Proceed ahead and as you come out of the town take the right hand turn signposted to Kingsworthy and Itchen Abbas. Proceed along this road for about two miles. After going through Itchen Stoke take the right hand turn into Rectory Lane. Proceed along going under the railway bridge and up the hill. At the top of the hill turn right at the T junction onto Northington Road. After a little way Itchen Down Farm will be found on the left hand side.

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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.

