

# Hellards



*At home in Ropley*



# Bush Cottage Parkside Lane

ALRESFORD, HAMPSHIRE, SO24 0BB

**Asking Rent £ 2,400 PCM**

EPC Rating E

Holding Deposit £553.84

Deposit £2,769.20

Council Tax Band E

Countryside Setting

Far Reaching Views

Secluded Garden

Three Bedrooms

Two Reception Rooms

Study / Family Area

Off Road Parking



A perfect countryside retreat overlooking farmland.







Beautifully presented throughout, the cottage benefits from two reception rooms, fitted kitchen and larger than usual entrance lobby. Upstairs are three bedrooms, a study area and family bathroom.

To the side is off road parking for several vehicles, whilst to the front is a private garden with mature hedge borders.

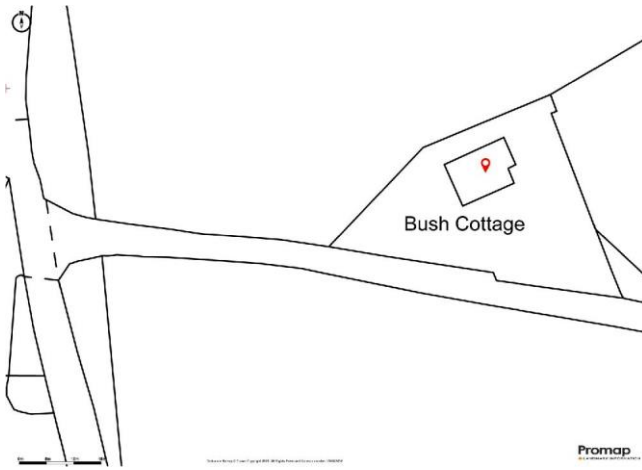
The cottage is located on the edge of the popular village of Ropley and within easy reach of the historic market town of Alresford, notable for its charming Georgian buildings and eclectic mix of independent shops, coffee shops and public houses. There is easy access to London, Winchester and Southampton on the A31, and rail access to London from Alton or Winchester.



### DIRECTIONS

From our offices in Broad Street, proceed along East Street and into the village of Bishops Sutton. At the roundabout, take the 2nd exit into Old Park Road. Turn left into Parkside Lane, and the cottage will be found immediately on the left.



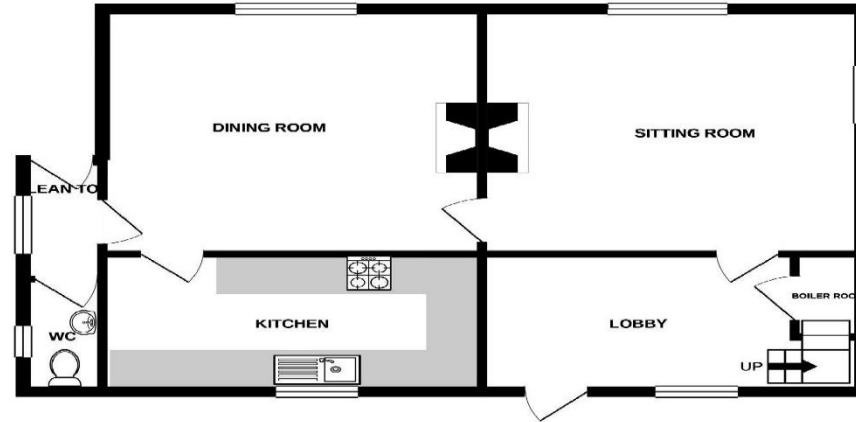


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (82-100) <b>A</b> (61-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (38-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	78		
	47		
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

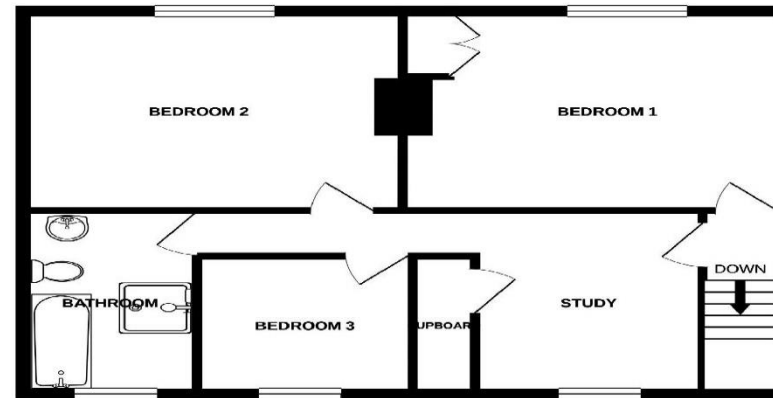
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**GROUND FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.



**1ST FLOOR**  
654 sq.ft. (60.7 sq.m.) approx.



**TOTAL FLOOR AREA: 1343 sq.ft. (124.7 sq.m.) approx.**  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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.

