



*At home in Old Alresford*

# Bushell Cottage, Old Alresford

HAMPSHIRE, SO24 9DR

## Asking Rent £ 1,950 PCM

- EPC Rating E
- Holding Deposit £450.00
- Deposit £2,250.00
- Council Tax Band F
- Detached Cottage
- Kitchen / Breakfast Room
- Sitting Room
- Four Bedrooms
- Two Bathrooms
- Kitchen / Breakfast Room
- Garden
- Off Road Parking



A newly redecorated cottage in the popular Village of Old Alresford, with off road parking and garden.





Set back from the road, this character cottage has been recently improved with new carpets and décor throughout. From the front door, there is a welcoming hallway, with doors through to the kitchen / breakfast room which features a range of base and eye level units. From the hall there is also a door through to the sitting room, with open fireplace and bay window. Completing the ground floor is a WC.

On the first floor is the master bedroom, with built in wardrobes and en-suite bathroom. This room enjoys a view over the rear garden and fields beyond. There are two further double bedrooms and a family shower room.

On the top floor is an attic bedroom, with adjacent study.

To the front there is off road parking,. At the rear is a mature garden backing onto fields.

There is standard Broadband available (Source: Ofcom). There is a mobile signal for O2 and Vodafone, although neither has a data signal (Source: Ofcom)

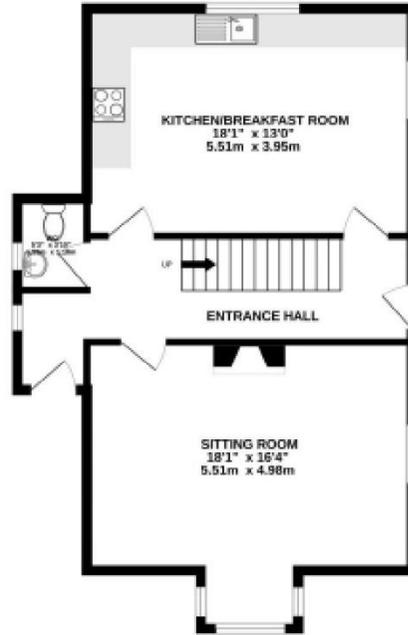
The heating is oil fired, whilst the water is supplied by the Estate at an estimated cost of £50 pcm, and sewerage is via a septic tank, at an approximate cost of £100 pcm.

The town of Alresford lies within a couple of miles to the south. Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is just a few miles away and there is easy access to the south coast, the midlands and London via the road network. There is mainline rail access to London from Winchester





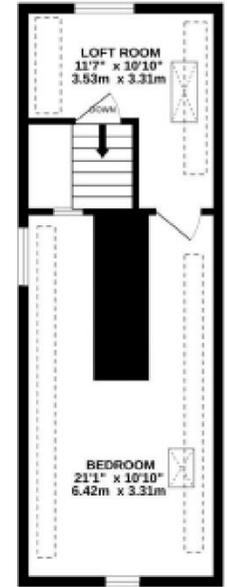
GROUND FLOOR  
633 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR  
356 sq.ft. (32.7 sq.m.) approx.



2ND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1515 sq.ft. (140.6 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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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		75
55-68 <b>D</b>		
39-54 <b>E</b>	52	
21-38 <b>F</b>		
1-20 <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### DIRECTIONS

From the centre of Alresford, proceed down Broad Street and follow the road in the direction of Basingstoke. On reaching Old Alresford, continue past the green, where the cottage can be found on the right hand side through the brick and flint gateway.

**No. 11 Broad Street, Alresford, Hampshire, SO24 9AR**

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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.

