

Hellards



At home in Preston Candover

Rosemary Cottage, Alesford Road, Preston Candover

BASINGSTOKE, HAMPSHIRE, RG25 2EH

Asking Rent £ 1,500 PCM

- EPC Rating: E
- Holding Deposit £346.15
- Deposit £1,730.75
- Council Tax Band E
- Village Location
- Two Bedrooms
- Rural Views
- Modern Kitchen and Bathroom
- Garage and Parking



A pretty, semi-detached cottage located in the heart of Preston Candover village.





The cottage has a welcoming entrance hall, with cloakroom and door through to the country-style kitchen, which has a range of base and eye-level painted units, with a contrasting worktop. There is a washing machine and integrated fridge. At the back of the cottage is the sitting / dining room, which features a wood burning stove. There are doors through to the garden room.

Upstairs are two double bedrooms, and a family bathroom.

To the rear is an easily maintained, pleasant garden with gate leading to the parking space and garage.

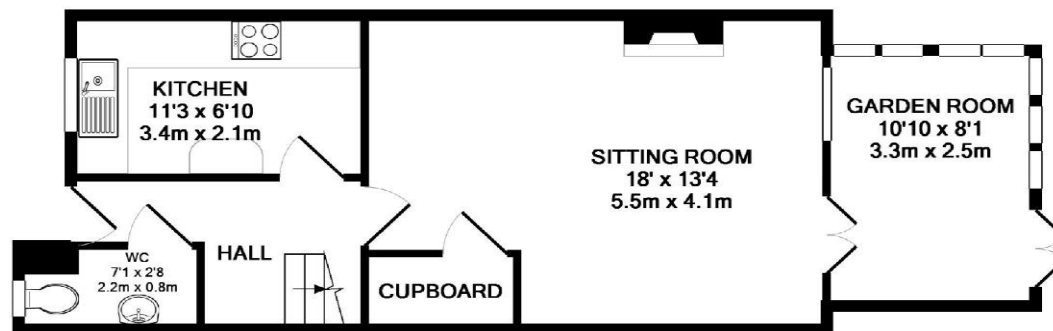
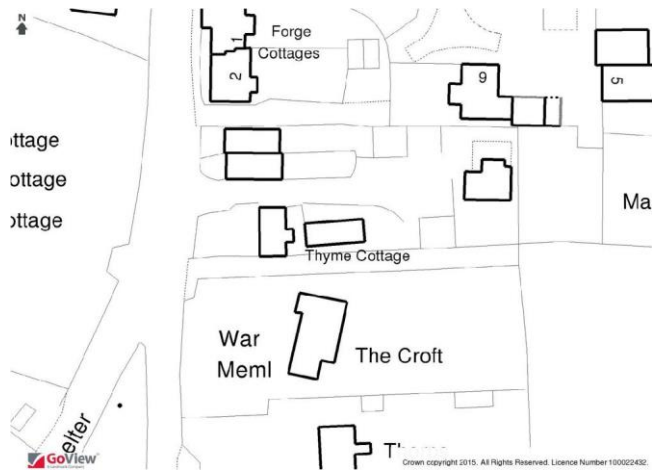
Superfast broadband is available (Source: Ofcom). There is a mobile signal with EE (Source: Ofcom).

The picturesque Candover Valley lies to the north of Alresford and includes a string of small hamlets and villages, with a selection of charming cottages, attractive period homes, and modern homes on good plots. The whole area is surrounded by farmland and lovely countryside with a wonderful choice of beautiful walks and long-distance footpaths. Preston Candover has a primary school, a well-known pub/restaurant and a community-run shop. A bus service runs along the valley connecting the villages with Alresford and Basingstoke.

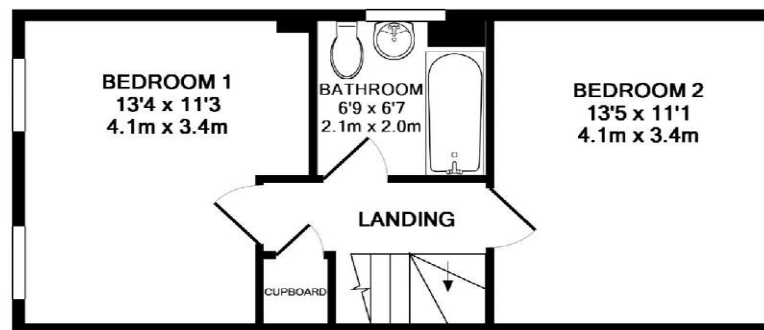
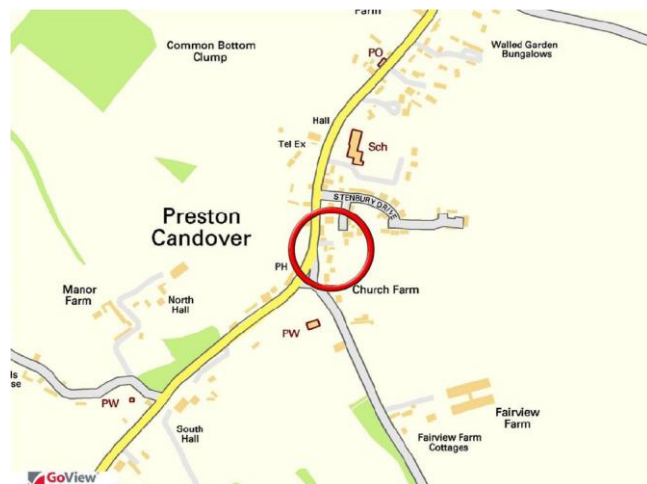


DIRECTIONS

From our office in Broad Street, proceed into The Soke and through Old Alresford. Continue along this road past a turning to Wield then take the next right fork towards Preston Candover. Follow the road for around 3 miles and at the T-junction, turn right into the village. Rosemary Cottage will be found on the right after the pub and the church.



GROUND FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(45.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 871 SQ.FT. (81.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 A		
81-91 B		
69-80 C		
55-68 D		63
39-54 E	46	
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.

