

Hellards



At home in Alresford

168 Abbotstone Road, Fobdown

ALRESFORD, HAMPSHIRE, SO24 9TD

Asking Rent £ 1,600 PCM

- EPC Rating: D
- Holding Deposit £369.23
- Deposit £1,846.15
- Council Tax Band C
- Delightful Rural Cottage
- Three Bedrooms
- Sitting Room
- Kitchen
- Front and Rear Gardens
- Parking

A delightful cottage situated at the top of a private farm drive. The property offers tranquil and rural living, with far reaching views over the surrounding countryside.





Upon entering, there is a useful porch for muddy boots, and a welcoming modern kitchen with a range of base and eye-level units. There is a door through to an inner hallway, with bathroom and separate cloakroom. There is a cosy sitting room with wood burning stove. Upstairs, there are three bedrooms, all with far reaching views over the surrounding countryside.

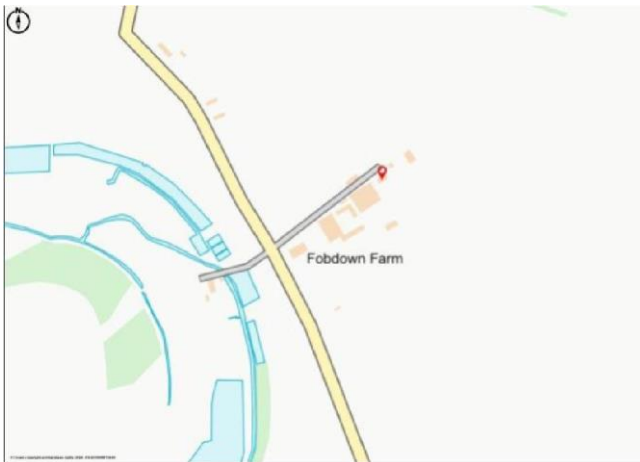
There are gardens to both the front and rear, with off road parking.

The Landlord recommends broadband contract via a 4g/5g aerial. There is a mobile signal from EE, O2, and Vodafone (Source: Ofcom).

There is a private water and sewerage supply. Oil fired central heating.

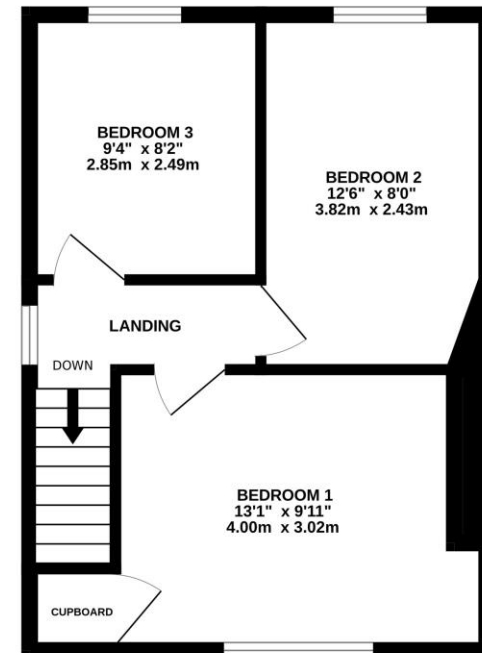
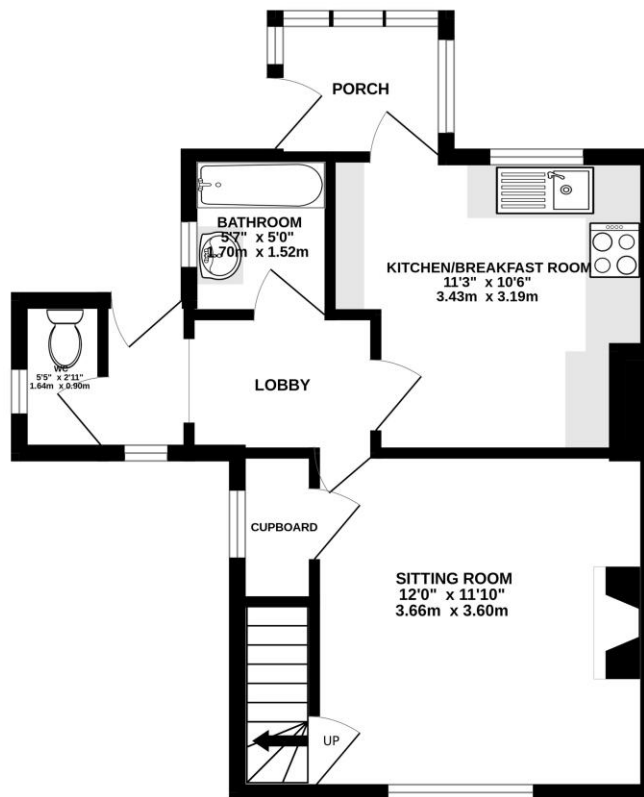
Alresford is a beautiful Georgian town known for its variety of independent shops, restaurants and inns located in stunning surroundings on the edge of the South Downs National Park. Attractions include the Watercress steam railway, schools for infant, junior and secondary education, several churches and an active and inclusive community. The cathedral city of Winchester is about 7 miles away and there is easy access to the south coast, the midlands and London via the road network. There is also mainline rail access to London from both Winchester and Alton. Southampton airport is only about half an hour away by car.





GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.

1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D	59	103
39-54 E		
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.

