



At home in Itchen Abbas

13 Little Hayes Lane, Itchen Abbas

WINCHESTER, HAMPSHIRE, SO21 1XA

Asking Rent £ 1,800 PCM

- Energy Performance Rating C
- Holding Deposit £415.38
- Deposit £2,076.90
- Council Tax Band E
- Three Bedrooms
- Sitting Room and Dining Room
- Bathroom and En-Suite
- Garden
- Garage and Parking



A charming three bedroom cottage set in the popular hamlet of Itchen Abbas, overlooking a green and with lovely views beyond.





From the entrance and hallway, there is a dual aspect sitting / dining room. This spacious, naturally well lit room can be divided by double doors if needed, and has the additional advantage of patio doors leading to the garden. The Kitchen, which features a range of white units, has a door to the garden. Cloakroom and under stairs storage cupboard.

Upstairs are two double and one single bedroom. The master bedroom having an en-suite shower room and built in cupboard. There is also a family bathroom.

The delightful garden is accessible from the back and from a side entrance. It is mainly laid to lawn but with mature borders all around. A good sized terrace leads to the garden from the house.

There is a garage and allocated parking space.

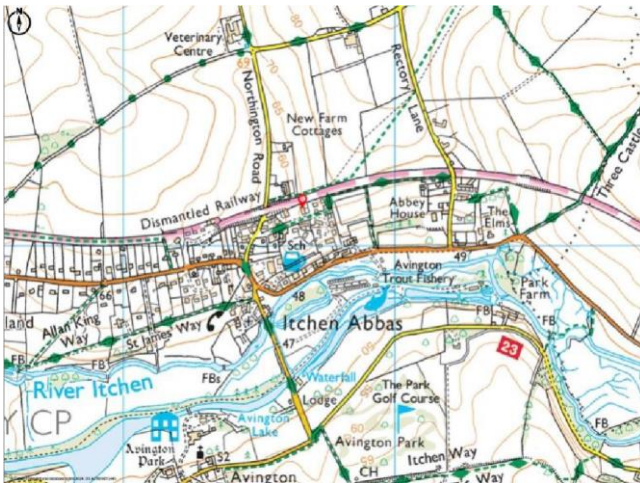
Superfast broadband is available (Source: Ofcom). There is a limited mobile signal from O2, and no signal for Three, EE or Vodafone (Source: Ofcom).

Itchen Abbas is a popular village within easy access of the City of Winchester and the charming market town of Alresford. The Plough pub is within easy walking distance and there is an excellent primary school, impressive village hall and church.

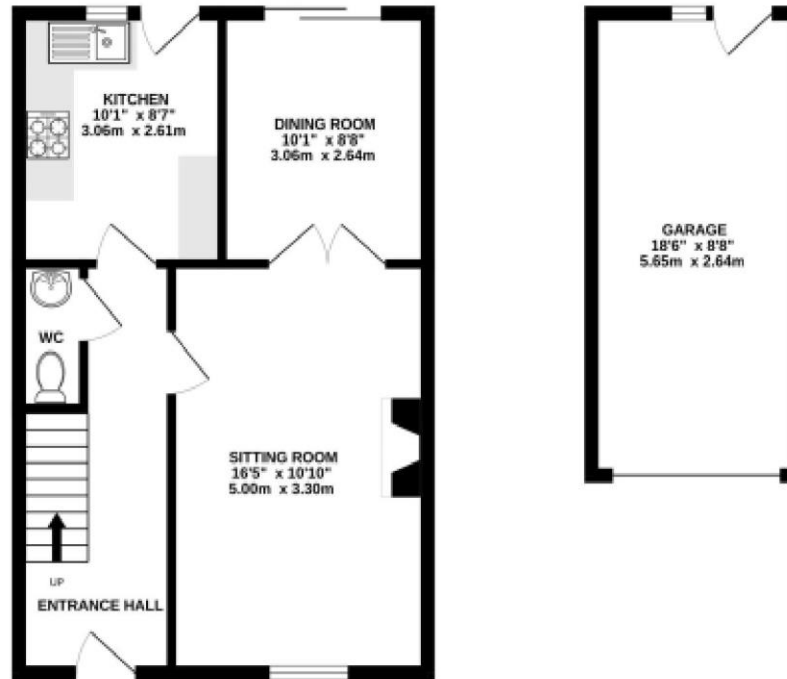


DIRECTIONS

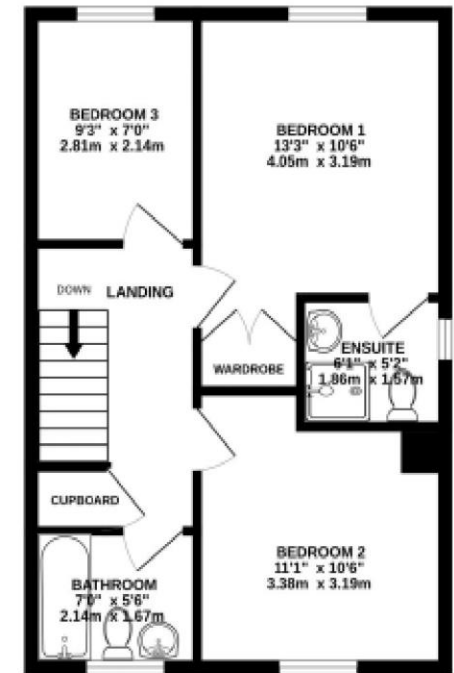
From our Office in Broad Street, turn right and then turn right onto West Street. Head out of Alresford, and turn right signposted Itchen Abbas. Continue on the B3047 past the West Lea Farm shop. After a short while, turn right into Little Hayes Lane. Continue up the hill and turn left at the top. The property can be found on the right, side on to the road.



GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1067 sq.ft. (99.1 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.
Made with Metropix 6/2024



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		
69-80 C		
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	70	81
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.

