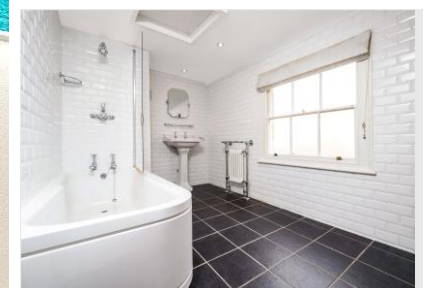




Winchester Street, Botley, Southampton, Hampshire, SO30 2AA





### SPECIFICATION

- Beautiful character home
- Five double bedrooms
- Two en-suites
- Three reception rooms
- Cinema and study
- One-bedroom cottage included
- Stunning grounds
- Tennis court
- Lovely location

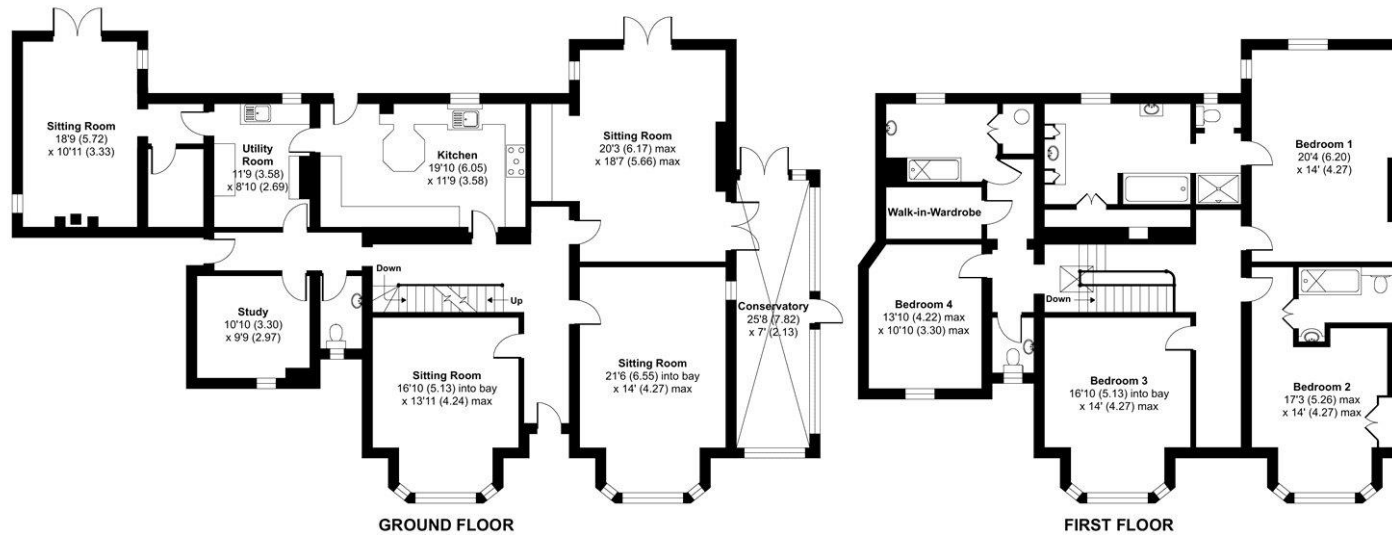
### ACCOMMODATION

Charters are pleased to introduce to the market this stunning example of a period home. Located in a private location on the edge of the square in the village of Botley, this detached family home is immediately available for someone to call home. The house has a number of multi-functional rooms in addition to the kitchen, utility/boot room, downstairs WC and cinema room. There are five double bedrooms in total, two of which have large en suite bathrooms. This home is set in beautiful, mature large grounds and the garden lies to the side and rear of the house, secluded by a Georgian brick wall there really is something for everyone; rose garden, vegetable patch, tennis courts, garage/workshop and a one-bedroom cottage. The property further benefits; gated access, gas central heating and a security alarm. The monthly rental is inclusive of general gardening, alarm and gate maintenance. All additional utilities are payable by the tenant.



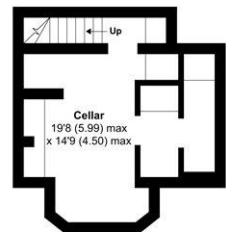


Approximate Area = 4129 sq ft / 383.5 sq m  
 Outbuilding = 402 sq ft / 37.3 sq m  
 Total = 4531 sq ft / 420.9 sq m  
 For identification only - Not to scale

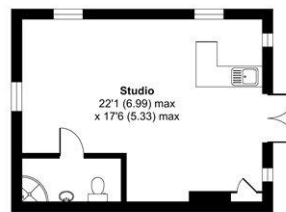


GROUND FLOOR

FIRST FLOOR



LOWER GROUND FLOOR



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Charters Estate Agents Limited. REF: 864381



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

## SITUATION

Situated in the heart of the village of Botley, close to the town of Bishops Waltham and surrounded by the Hamble Valley countryside. Botley has a range of individual shops, restaurants and pubs as well as a supermarket, church and primary school. More extensive facilities are available in Winchester, as well as Southampton and Portsmouth. There are direct trains to London Waterloo from both Botley and Southampton Airport Parkway railway stations.

## LOCAL AUTHORITY

Winchester City Council  
 Council Tax Band: G  
 Minimum Term: 12 Months

## GUIDE PRICE

£3,750 per month  
 Security Deposit: £4326.92 (based on advertised rental price)  
 Holding Deposit: £865.38 (based on advertised rental price)





Your local multi-award winning agents



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.