





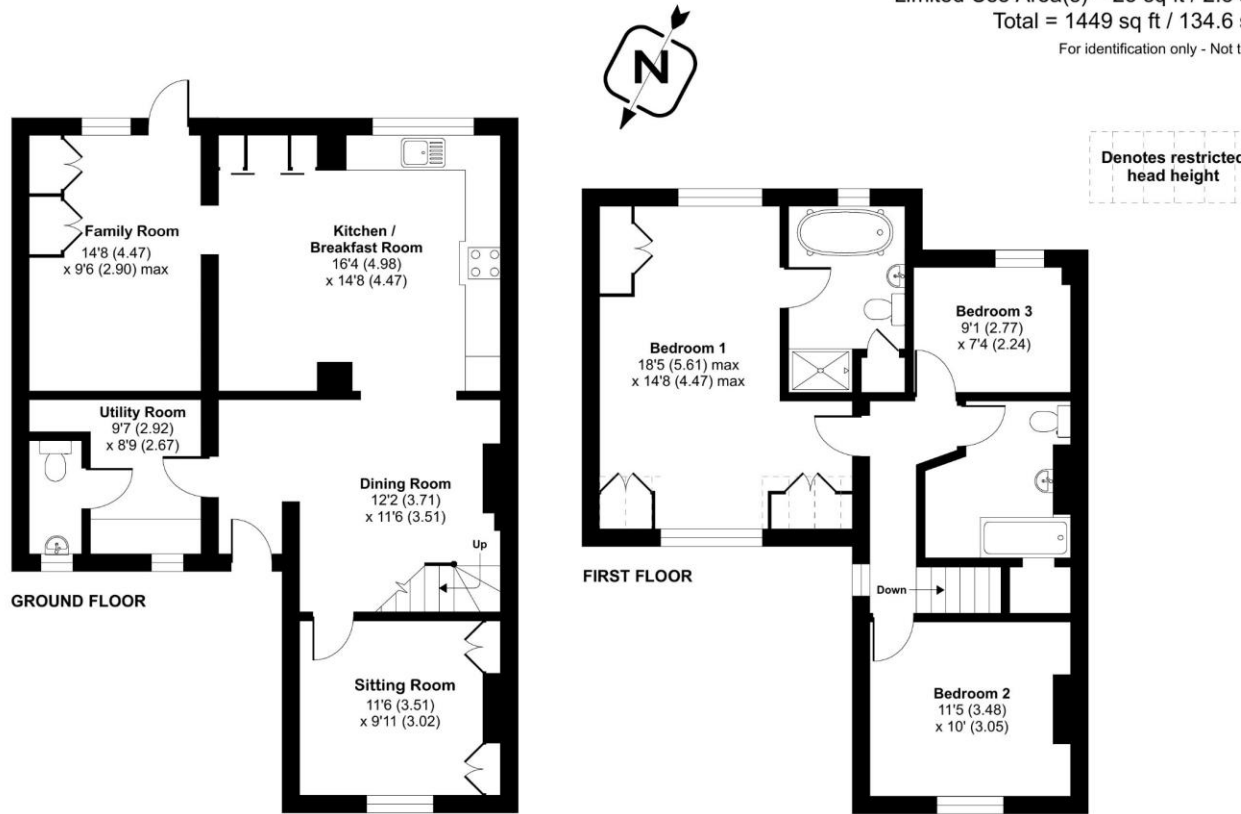
## SPECIFICATION

- Extended three-bedroom cottage • Beautiful village location • Spacious principal bedroom with en-suite bathroom • Excellent ground floor living space • Large kitchen/breakfast/dining room • Two reception rooms • Off-road parking • Private Garden with a lovely outlook over paddocks • Available Early January

## ACCOMMODATION

A deceptively spacious and stylish three bedroom semi-detached cottage, which has been cleverly extended and set in a beautiful position in the sought-after village of Durley, boasting a lovely outlook over paddocks to the rear. The ground floor living accommodation is considerable, featuring a superb open-plan kitchen/breakfast/dining room with a comprehensive range of fitted wall and base units and wood burning stove, complemented by a separate utility room, together with a cosy sitting room with a feature Victorian style cast iron fireplace and a further family room overlooking the rear garden. A guest cloakroom completes the ground floor accommodation. The first floor continues to impress with three bedrooms and a good size family bathroom. The principal suite is particularly spacious with a modern en-suite bathroom with a freestanding bath with claw feet and separate shower cubicle, with a good range of fitted wardrobes. To the front of the property is a shingled driveway providing off-road parking for several vehicles. There is side pedestrian access that leads to the private rear garden, which is mainly laid to lawn with a patio terrace and enjoys impressive, undisturbed views across paddocks. The property will be available in early January.

Approximate Area = 1424 sq ft / 132.2 sq m  
 Limited Use Area(s) = 25 sq ft / 2.3 sq m  
 Total = 1449 sq ft / 134.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 875352



## SITUATION

The quiet unspoilt Parish of Durley is surrounded by countryside and only a short drive from Winchester. The beautiful village has a highly regarded gastro pub called The Robin Hood and an Ofsted Outstanding primary school. Nearby are the pretty towns of Botley and Bishop's Waltham, which have small local supermarkets, public houses and restaurants. Other nearby leisure activities include sailing on The Solent, golf at numerous local courses, fishing on the River's Itchen, Test and Meon and the home of Hampshire cricket nearby at The Ageas Bowl. Communications are excellent with the M27 and the M3 within easy reach.

## LOCAL AUTHORITY

Southampton  
 Council Tax Band D  
 Minimum Term 12 Months

## £1,750 PER MONTH

Security Deposit: £2,019.23 (based on advertised rental price)  
 Holding Deposit: £403.84 (based on advertised rental price)



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