



# 1 THE BARRACKS

Bransbury, Winchester, Hampshire, SO21 3QJ

**TO LET**

£1,200 PCM



# 1 The Barracks

Bransbury, Winchester, Hampshire, SO21 3QJ

Andover 4 miles | Stockbridge 7 miles | Winchester 9 miles | London Waterloo from  
Andover 70 minutes | Mileages and times approximate

A delightful and refurbished two-bedroom thatched cottage in a peaceful rural location

## THE PROPERTY

An immaculately presented Grade II listed, thatched cottage tastefully refurbished throughout. The property has undergone a full renovation including new kitchen, bathroom, paintwork and flooring. Offered in an excellent condition with the charm and benefit of being situated in a peaceful rural setting.

The property comprises a bright living room leading through to the modern kitchen complete with plenty of storage, oven and hob. Upstairs are two good sized double bedrooms and the bathroom, with shower over the bath.

Outside is a garden and off road parking for two cars.

## ADDITIONAL INFORMATION

Services  
Mains water and electricity  
Private drainage £20 per month  
Heating - oil fired central heating

## EPC

D63

## Deposits

Holding deposit £276  
Security deposit £1,384

## Connections

Mobile coverage likely (Ofcom)  
Ultra fast broadband available (Openreach)

## Local authority

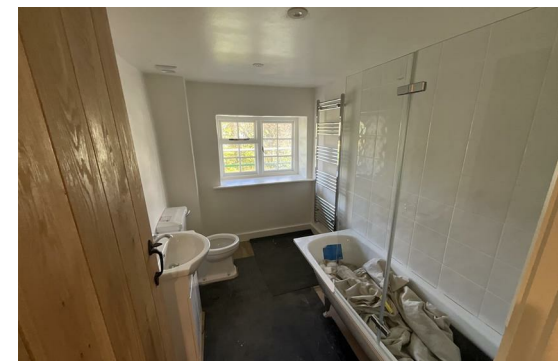
Test Valley Borough Council. Band TBC

## Pets

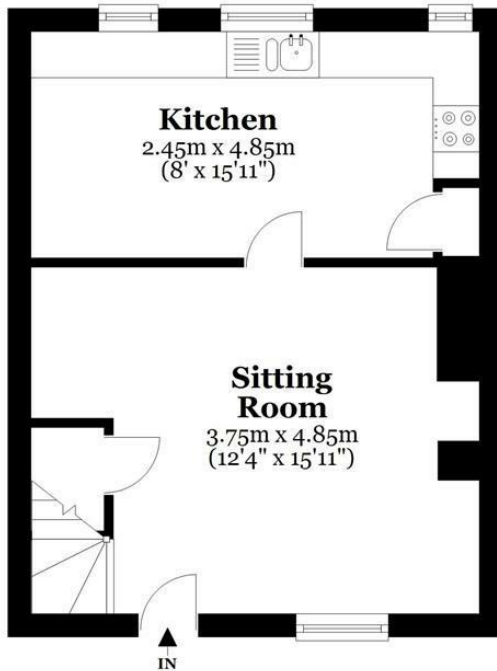
Well behaved pet considered

## Directions

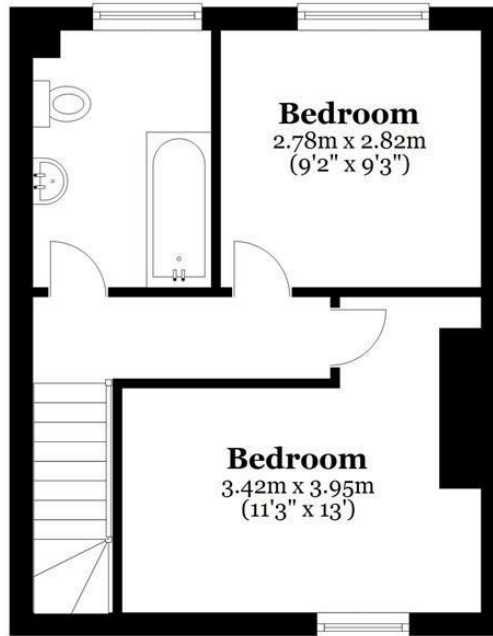
From Barton Stacey, head west out of the village past the church turning right onto Bransbury Lane. As you enter Bransbury turn right on to The Barracks where you will see the cottages in front of you



## Ground Floor



## First Floor



Total area: approx. 61.3 sq. metres (659.5 sq. feet)

COPYRIGHT CLEARPLANZ. Plan for illustration only. Windows and doors are approximate. Whilst care is taken preparing this plan, please check details before making decisions reliant upon them. Measured and drawn to RICS guidelines

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>63</b>               | <b>71</b> |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

## 1 Barracks, Bransbury

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rural property specialists