



## 63 STAPLE ASH COTTAGES

Froxfield, Hampshire, GU32 1DJ

TO LET

£1,945 PCM



# 63 Staple Ash Cottages

Froxfield, Hampshire, GU32 1DJ

Petersfield 3.9 miles | Alresford 12 miles | Winchester 18 miles | London Waterloo from Petersfield Station – 1 hour 20 minutes | Mileages and times approximate

A semi-detached 3 bedroom cottage situated in an idyllic semi-rural location on the outskirts of the popular village of Froxfield

## THE PROPERTY

A semi-detached 3 bedroom cottage situated in an idyllic semi-rural location on the outskirts of the popular village of Froxfield.

The property comprises porch with access through to modern kitchen with two electric ovens, wall and base units, dining room with double doors leading out to patio area and garden, spacious sitting room with wood burner, snug/ study and a WC

On the first floor is a master double bedroom with window overlooking the garden, further double bedroom and a single bedroom and a modern family bathroom.

Outside there is a front and rear garden, driveway parking, a storage shed and a single garage.

## ADDITIONAL INFORMATION

Services

Oil fired central heating

Mains water

Sewerage charge £15 per month

Mains electricity

Mobile coverage limited without booster (according to Ofcom)

Fast broadband available (according to Openreach)

EPC

E 52

Council tax

East Hampshire District Council, band E

Deposit

Holding deposit £448

Security deposit £2,244

Pets

Considered (rent will vary)

Directions

From Petersfield follow the A272 towards Winchester and after about 2 miles you come to the village of Langrish. Go through the village past the church and up the hill. At the top of the hill, turn right signposted Froxfield Green, and follow the road. As the road passes 'Percussion Play' and bends sharply to the left, the cottage can be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>		
(69-80) <b>C</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## WINCHESTER

BCM, The Old Dairy, Winchester Hill,  
Sutton Scotney, Winchester SO21 3NZ

T 01962 763 900 E info@bcm.co.uk

## ISLE OF WIGHT

BCM, Red Barn, Cheeks Farm,  
Merstone Lane, Merstone, Isle of Wight PO30 3DE

01983 828 805 E iow@bcm.co.uk

## OXFORD

BCM, Sunrise Hill Yard, East Ilsley,  
Newbury RG20 7LY

T 01865 817 105 E oxford@bcm.co.uk



rural property specialists