

FOR RENT



BROOK VIEW

Northbrook, Micheldever
Hampshire
SO21 3AJ

£1,350 per calendar month



THE PROPERTY

Brook View is a spacious 3 bedroom bungalow, set within a large garden on the edge of the village, with fine views across the fields. The property provides generous accommodation and is well presented having been recently refurbished. The extensive garden is very attractive and is a superb feature of the excellent village property.

The property features a kitchen opening into a good size and very bright dining room. The front door leads into a hallway, off which is the family bathroom and a double bedroom. A further hallway leads to bedroom three, as well as the spacious sitting room and master bedroom with en suite shower room.

The property has a good size parking area, with single garage. The large and attractive garden is a key feature of the property. The garden is laid to lawn with well stocked shrub borders and a delightful terrace area accessed from the sitting room. This provides a wonderful outdoor space.

Brook View is located on the edge of Micheldever, a popular village north of Winchester, and looks across open fields. Micheldever itself offers good local amenities, including pub, primary school, church and a mainline railway station at the nearby Micheldever Station. Nearby Winchester provides a comprehensive range of amenities.

ADDITIONAL INFORMATION

EPC Rating: E- 46

Local Authority: Winchester City Council

Gardener cost to be confirmed

Oil fired central heating

Mains water

Private drainage- monthly sewerage charge: £15.00 per month

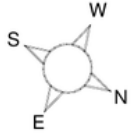
One well behaved pet considered, rent may vary

DIRECTIONS

From Winchester, take the A33 heading north towards Basingstoke. After the first dual carriageway you will pass tractor dealership on the left. Take the next left signposted to Micheldever. Proceed into the village, and at the T-junction turn left. Continue along, bearing right and proceed through the village, passing the church on the left and school on the right. After a sharp right hand turn, Brook View is the first property on the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

Brook View Northbrook, Micheldever
Main House internal area 1,164 sq ft (108 sq m)
Garage internal area 197 sq ft (18 sq m)



Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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