



LYCROFT ANNEXE

Park Lane, Swanmore, Hampshire SO32 2QQ

TO LET

£1,400 pcm



Lycroft Annexe

Park Lane, Swanmore, Hampshire SO32 2QQ

Winchester 12 miles | Portsmouth 15 miles | Southampton 16 miles | London Waterloo
from Winchester Station – 1 hour | Mileages and times approximate

2 bedrooms

Currently undergoing refurbishment and set in a peaceful rural location on a working farm

THE PROPERTY

The property comprises a bright and spacious kitchen dining room with oven and hob, newly fitted units and worktops, space for white goods and a separate WC. The good sized living room provides flexible space for a seating area as well as study.

Upstairs are two large double bedrooms with storage. There is a bathroom with shower over the bath, as well as a separate space which can be used as a utility area or storage

Outside is sunny, private garden with patio and lawned space. Parking for two cars

ADDITIONAL INFORMATION

Services

Mains water and private drainage £30 per month. Oil fired central heating

Local Authority

Winchester City Council, band A

WINCHESTER

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

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

EPC
C 76

Pets
One considered, rent may vary

Deposit
£1,615

Directions

From Winchester leave the M3 and join the A31 sign posted Alton, turn left on Morestead road and continue along this road for approximately 10 miles. At reaching the junction on Corhampton Lane turn left then immediately right onto Shepherds Farm Lane. On reaching the cross roads, continue straight over onto Park Lane. Lycroft Flat can be found first on the right immediately after Lycroft Industries



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ISLE OF WIGHT

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Merstone Lane, Merstone, Isle of Wight PO30 3DE

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OXFORD

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rural property specialists