



# WESCOMBE HOUSE

Barton Stacey, Winchester, Hampshire, SO21 3RH

TO LET

£3,250 PCM

BCM

# Wescombe House

Barton Stacey, Winchester, Hampshire, SO21 3RH

Andover 6 miles | Whitchurch 6 miles | Winchester 7 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

A spacious, 4-bedroom detached property in a popular village location, with plenty of outside space and swimming pool

## THE PROPERTY

A four bedroom, spacious detached property with plenty of outside space and swimming pool. Set in the popular village of Barton Stacey, Wescombe House makes for an ideal family home and located just a 10 minute drive to Winchester.

On entering the property through the front door is the open hallway leading to the family room with impressive brick surround wood burner, sitting room with electric fire and separate dining room. The kitchen, complete with integrated hob and oven, is at the rear of the property overlooking the beautiful garden. There is also a good sized study, cloakroom and utility room with plumbing for white goods. At the rear of the property is the bright conservatory which can be accessed through French doors from both the sitting room and dining room.

Upstairs are four double bedrooms. The master suite is complete with plenty of storage, dressing area and en suite. Bedroom two offers plenty of space with a dressing area. To the rear of the property and overlooking the sunny garden are bedroom three and four, one with an en suite shower room and one with plenty of built in storage. There is also a family bathroom and large landing with storage.

Outside is a patio leading from the conservatory, large mature garden,

swimming pool, garage and outside storage. The large gravel driveway from the quiet road through the village provides plenty of off road parking.

## ADDITIONAL INFORMATION

Services:

Swimming pool monthly check included in rent

Oil central heating

Mains water, sewerage and electricity

Limited mobile coverage without booster/ wifi

Broadband - fibre to the cabinet

EPC:

D 56

Local authority:

Test Valley Council, band G

Pets:

Considered, rent may vary

Deposit:

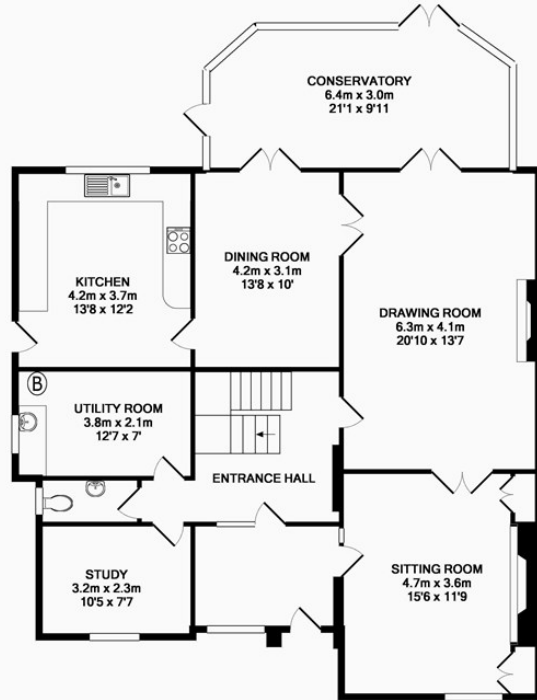
Holding deposit £750

Security deposit £3,750

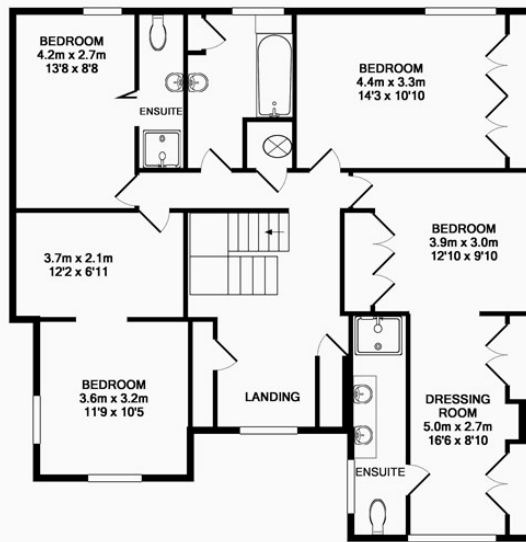
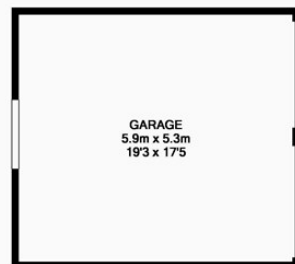
Directions

From Winchester, head north on Andover Road towards the A30. At the junction, turn right onto the A30 and continue for approximately 0.5 miles, turning left at the signpost for Barton Stacey continuing into the village. Wescombe House will be on your left hand side just after entering the village





GROUND FLOOR



1ST FLOOR



TOTAL APPROX. FLOOR AREA 265.9 SQ.M. (2862 SQ.FT.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. View Property Services Ltd



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>56</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## WINCHESTER

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