

Winchester, Hampshire

Half of a former Victorian Rectory dating from 1895 carefully & tastefully restored to give a very attractive high standard family home.



Location:	Winchester	Price pcm:	£2995 pcm excl (incl. of gardening)
County:	Hampshire	Term:	9-12 months with possibility of renewal
Property ID:	1723		Unfurnished – Assured Shorthold Tenancy
Bedrooms:	5		
Bathrooms:	2		
Unfurnished			

Summary of Accommodation:

Enclosed Entrance Porch
Hall with library shelving & study area
Sitting Room (W)
Dining/Family Room (NW)
Kitchen/Breakfast Room
Rear Hall
Cloaks cupboard
WC
Pantry
Utility Room
5 double Bedrooms
2 Bathrooms/shower
Entrance Drive with parking
Garage
Shed
Enclosed Garden (gardener included) with greenhouse

The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

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Description:

Half of former Victorian Period Rectory dating from 1895 carefully and tastefully restored to give a very attractive high standard family home.

The property is situated with westward views over the City approximately 10 minutes walk from the centre of Winchester with its Cathedral, cultural and shopping activities, St Swithuns, Pilgrims School, Winchester College and the City's very good state schools which include the renowned Peter Symonds sixth form college. There is also good access to the M3 and the mainline station (Waterloo 1hr).

The house enjoys many period features of arch doorways with double doors to sitting room, Victorian fireplaces and floors which have been stripped down to reveal the original oak boarding. The restoration has given a wonderful family living space for the kitchen/breakfast room with its vaulted ceiling and oak flooring which has been newly fitted with an Alpha range and fully equipped to a very high standard. There is also a separate Pantry with slate shelving, and Utility room. The bathrooms too have been newly and very attractively fitted for the family of today in this three storey town house. There are 5 double bedrooms over 2 floors; one bedroom being walk-through, the main bedroom has excellent range of fitted cupboards.

The property is available on an Assured Shorthold Tenancy for one year with the possibility of renewal for a further fixed term unfurnished excl and inclusive of gardening.

Outside:

There is an attractive, mature, west facing garden laid to lawn with stepped terraces and shrubbed borders, greenhouse and shed.

Councils

Winchester City Council: Tax Band G - £2388.50 payable 2011/2012
Winchester City Council Tel:01962 848288

Availability:	August 2011
Broadband Availability:	Available locally
Mobile Phone Reception:	Most networks
White Goods:	Alpha Range, icemaker/fridge/freezer, washing machine, tumble drier and dishwasher if required
Curtains/Blinds:	Available to principal windows
Carpets:	To stairs, otherwise stripped pine/oak boarding
Heating:	Gas central heating/Water from Alpha Range
Drainage:	Mains
Pets:	1 well behaved pet considered

EPC available on request
See our Website for Disclaimer Details

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

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