

**CHURCH LANE, HAMBLEDON, PO7**

£1,350 per month*

Carter Jonas

# CHURCH LANE, HAMBLEDON, PO7

An attractive and beautifully maintained two-bedroom semi-detached cottage in the heart of the sought after village of Hambledon.

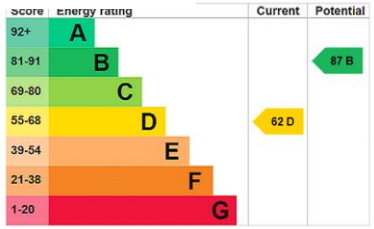
The entrance hall leads to a charming sitting room featuring a bay window and a fireplace with wood-burning stove. To the rear, a dining room connects seamlessly to a well-appointed shaker style kitchen with solid wood worktops and integrated appliances. There is also a ground floor cloakroom and useful storage.

Upstairs, there are two double bedrooms, both benefiting from built-in storage and a bathroom with shower over the bath.

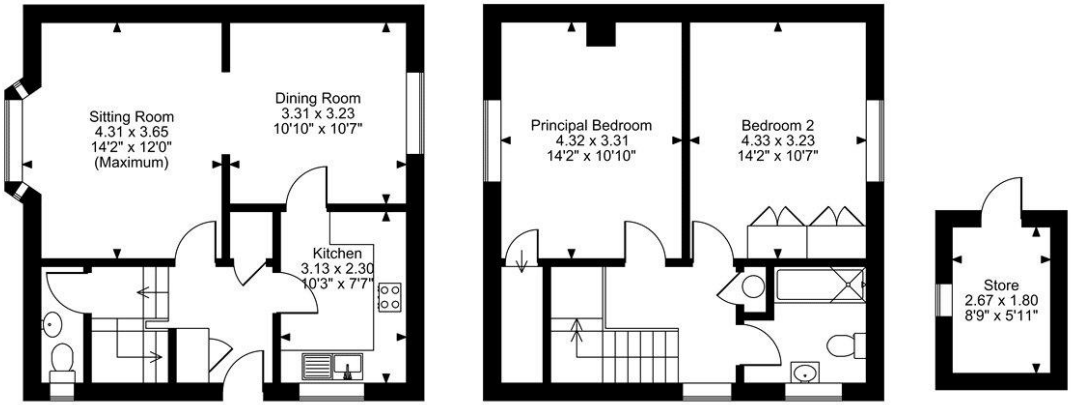
To the side, a shingled driveway provides off-road parking and features a paved patio area ideal for outdoor seating and dining. A brick-built storage shed with power and lighting offers excellent additional storage.

EPC Rating D. Council Tax Band D (Winchester City Council website for current cost)
Mains electricity, water and drainage.
Storage heaters and wood burner
Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.
At a rent of £1,350.00 per calendar month:
Holding deposit of 1 week's rent £311.00
Security deposit of 5 weeks rent £1,557.00

- 2 Bedrooms
- Double reception room
- Bathroom
- Unfurnished
- Semi-detached house
- Parking
- EPC Rating D




**Acorn Cottage, Church Lane, Hambledon, Waterlooville**
**Approximate Gross Internal Area**
**Main House = 926 sq ft / 86 sq m**
**Store = 52 sq ft / 5 sq m**
**Total = 978 sq ft / 91 sq m**




**Ground Floor** **First 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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Classification L2 - Business Data

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