



WINCHESTER ROAD, BOTLEY, SO32

£3,250 per month*

Carter Jonas

WINCHESTER ROAD, BOTLEY, HAMPSHIRE, SO32 2BX

- 5 Bedrooms (main house)
- 3 Reception Rooms (main house)
- 2 Bathrooms (main house)
- Detached
- Unfurnished
- 2 x 1-2 bed Annexes
- Large gardens inclusive of professional gardening
- Parking, garaging & car port
- EPC = E (main house & John's Croft); D (Annexe)

THE PROPERTY

This attractive property offers well-presented accommodation of entrance hall with parquet floor, large sitting room with wood-burning stove, kitchen with an AGA, a good range of eye and base level units and opening on to a good sized dining room with a further study/play room beyond. There is a separate utility room, a downstairs cloakroom and a large under-stairs storage cupboard. On the first floor there is a spacious landing with a range of cupboards, 4 double bedrooms, 1 single bedroom, 2 bathrooms each with shower over the bath and access to a large boarded loft.

There is an annexe with double bedroom, sitting room/2nd bedroom, kitchen and bathroom with shower adjoining the house to the rear, with its own enclosed garden. There is a further annexe to the left of the drive also with double bedroom large sitting room/2nd bedroom, kitchenette, bathroom with shower over the bath and bedroom.

OUTSIDE


The house is approached via a gravel drive and is well set back from the road, there is plenty of parking, garaging and additional car ports. There is an orchard to the front and beautifully kept lawned gardens with well stocked flower beds to the rear with a vegetable garden, wooded area and Italian garden. The historic Walled Garden boundary has brickwork from 1666 incorporating a dated brick. The garden is exceptional and has previously been part of the National Garden scheme. Additional storage includes 2 sheds, a covered storage area and wood pile. Full maintenance of the garden is included within the rent.

Holding deposit equals 1 week's rent = £750

Security deposit equivalent to 5 weeks' rent = £3,750

A spacious detached 5 bedroom family house with one adjoining 1-2 bedroom annexe and an additional separate annexe in beautiful gardens within easy reach of Southampton, Portsmouth and Winchester, the M27 and M3. Hedge End station is within walking distance.

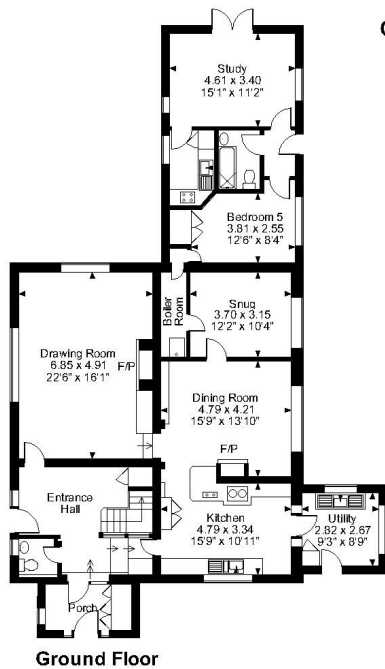


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

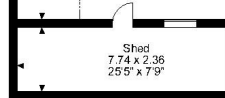
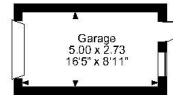
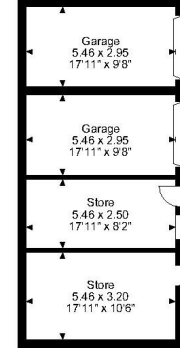
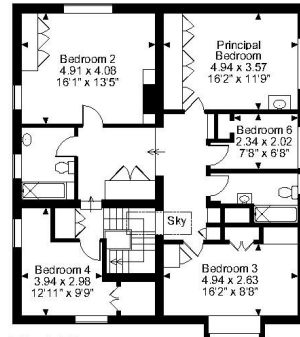
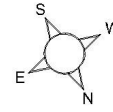
ADDITIONAL INFORMATION

Offers	Offered for a 12 month term with a mutual break clause operable from the 6 month point
Services	Mains electricity, metered mains water. Septic tank. Oil and electric heating. Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.
Local Authority	Council Tax Band G – for current charges check with Eastleigh Borough Council
Directions	From Junction 7 of the M27 take the B3342 following signs to Fair Oak / Hedge End station with a left turn at the second roundabout onto Tollbar Way. At the Snakemoor Roundabout/Denhams Corner junction with Winchester Road turn right onto the B3354. Pass a turning on the right hand side for Shamblehurst Lane North and the drive to Croft Mews is the 2nd on the right. NB SatNav directions take one past the property. Alternatively, from Winchester take non-motorway directions to Fair Oak. The property is approx. 2 miles further on the right, continuing straight.





Croft Mews, Winchester Road Botley, Southampton
Approximate Gross Internal Area
Main House = 2,972 sq ft / 276 sq m
Annexe = 510 sq ft / 47 sq m
Garages = 511 sq ft / 48 sq m
Outbuildings = 1,229 sq ft / 114 sq m
Total = 5,222 sq ft / 485 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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T: 01962 876838

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

E: winchester-residentiallettings@carterjonas.co.uk



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