



# PHEASANT COTTAGE

Beaconhill Farm, Warnford, Southampton, Hampshire, SO32 3LA

TO LET

£1,155 PCM



# Pheasant Cottage

Beaconhill Farm, Warnford, Southampton, Hampshire, SO32 3LA

A charming, 2-bedroom cottage set within a stunning rural location at the foot of Beacon Hill, with far reaching views across the surrounding countryside.

## THE PROPERTY

Pheasant Cottage is a charming, 2-bedroom cottage in the style of a barn conversion, set in a beautiful, rural location with far reaching views. The property is well presented throughout and offers good accommodation. The open plan, kitchen, dining and living room is on the first floor, to take full advantage of the views. This is an excellent space which is both bright and airy and features exposed timbers and there are double doors in the sitting area onto a Juliet Balcony, affording wonderful views.

On the ground floor, there are two bedrooms both of which feature built in cupboards and a generous bathroom.

Outside, Pheasant Cottage sits within pretty communal gardens which feature lawns and shrubs. There is a private terrace area by the house for sitting and enjoying the tranquil setting. The property has

very good parking provisions, with two parking spaces. The cottage is located on a farm, just outside of the village of Warnford.

## ADDITIONAL INFORMATION

### Services

Oil fired central heating  
Mains electricity  
Private water and drainage - £30 per month charge  
Standard Broadband available (Ofcom)  
Good mobile phone coverage on most networks (Ofcom)

### EPC

C71

### Local Authority

Winchester City Council  
Band D

### Pets

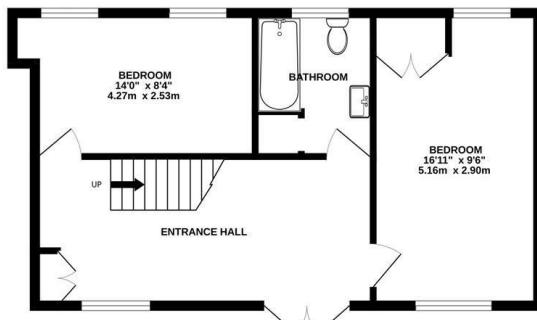
Well behaved pets considered - rent may vary

### Deposit

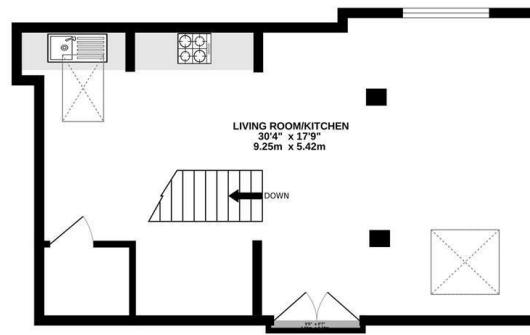
Holding deposit - £266  
Security deposit - £1332



GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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