



RANGEBOURNE COTTAGE

Newton Stacey, Stockbridge, Hampshire, SO20 6BP

TO LET
£2,500 PCM

BCM

Rangebourne Cottage

Newton Stacey, Stockbridge, Hampshire, SO20 6BP

Stockbridge 6 miles | Andover 6.5 miles | Winchester 11 miles | London Waterloo from Winchester Station – 1 hour | Mileages and times approximate

A generous 4 bedroom detached house, presented to a high standard and enjoying a wonderful rural location with delightful views

THE PROPERTY

Rangebourne Cottage is an idyllic detached cottage set in a peaceful rural hamlet in the Hampshire countryside. The cottage has an abundance of charm and period features throughout and has recently undergone extensive refurbishment. This property makes a wonderful family home.

Private drainage and water supplied from borehole £30.00 per month
Mobile coverage may need a booster (Ofcom)
Superfast broadband available (openreach)

EPC:
E40

The cottage comprises a large utility and boot room leading into the kitchen/breakfast room with a new kitchen featuring wooden worktops and electric double range oven. There is a cosy yet bright sitting room with wood burning stove and ample built in storage and finally a further reception room with feature fireplace.

Deposit:
Holding deposit £576.00
Total deposit £2,884.00

Pets:
Well behaved pet considered - rent may vary

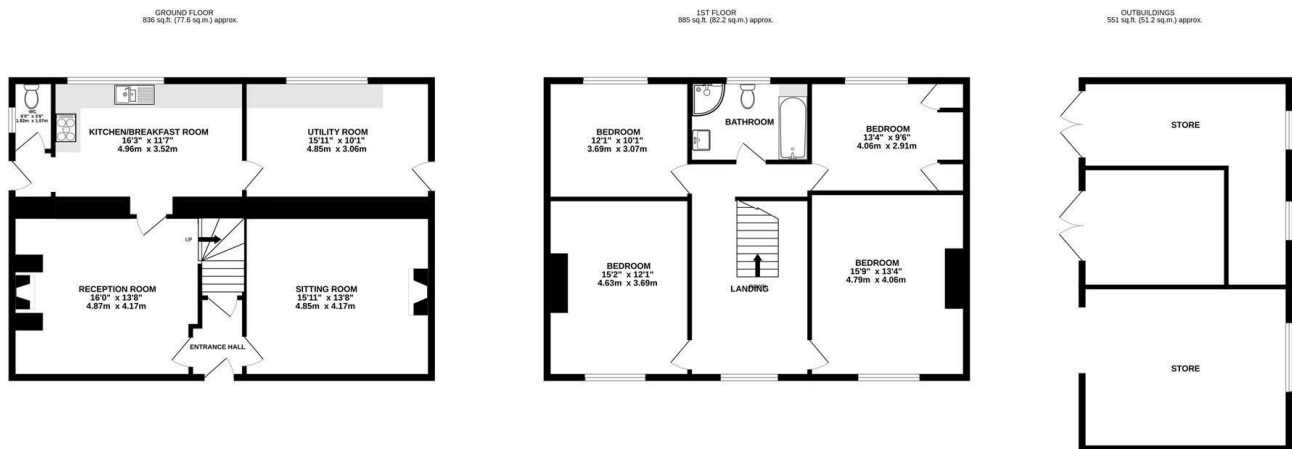
Local Authority:
Test Valley Borough Council, band F

Directions:
From Winchester take the A272 north and head straight over at the A30 crossroads onto the B3420. After approximately 2.5 miles turn right towards Newton Stacey after 0.5 miles, at the cross roads turn left and continue along the lane. At the end of the lane, alongside another cottage is a track, on the left. Go down the track and Rangebourne Cottage will be found at the end

ADDITIONAL INFORMATION

Services:
Oil fired central heating
Mains electricity





TOTAL FLOOR AREA : 2272 sq.ft. (211.1 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		75
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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rural property specialists