



# JOCKS COTTAGE

4/5 Lower Woodcott, Whitchurch, RG28 7QA

TO LET

£2,350 PCM



# Jocks Cottage

4/5 Lower Woodcott, Whitchurch, RG28 7QA

A charming, Grade II listed detached 3-bedroom cottage, which is beautifully presented throughout and set in the most wonderful rural setting, with far reaching views.

## THE PROPERTY

Jocks Cottage is a stunning, Grade II listed cottage set within an idyllic rural location, surrounded by open countryside. The cottage is very well presented, with a wealth of character features throughout. Entering via the front door into the welcoming entrance hall, with brick flooring and exposed beams. From here, turning right into the dining room which is a delightful, bright room which is double aspect and ideal for entertaining. The kitchen and breakfast room is a good size and features a well fitted kitchen and double Aga. Beyond the kitchen is the utility room and downstairs bathroom, with the back door leading out into the garden. The brick flooring and exposed beams continue through these rooms, adding to the overall character of the cottage.

The sitting room is a stunning room, with the inglenook fireplace being a key focal point. Just off the sitting room is a useful study.

On the first floor, bedroom one is a large double bedroom with built in wardrobes. Adjacent to bedroom one is the large shower room, which is a 'jack and jill' shower room, accessed by both bedrooms 1 and 3. There is a second staircase, accessed from the dining room, which also leads up to bedrooms 2 and 3 which again, are both good double bedrooms.

Outside, the garden at Jocks Cottage is a wonderful outdoor space, affording fine views across the surrounding countryside. The garden is mainly laid to lawn with a large terrace area

wrapping around the back of the house, which is ideal for outdoor entertaining. There is excellent off road parking with a driveway and a large single garage.

## ADDITIONAL INFORMATION

### Services

Oil fired central heating  
Mains electricity  
Private water - £40.00 per month  
Private sewerage - £200.00 + VAT per year  
Fibre broadband available (according to Openreach)  
Mobile signal limited (according to Ofcom), boosters available  
EV Charger in garage

### EPC

Exempt

### Local Authority

Basingstoke and Deane Borough Council  
Band F

### Pets

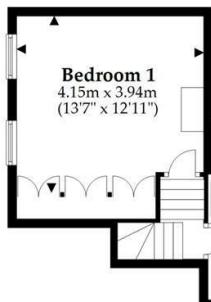
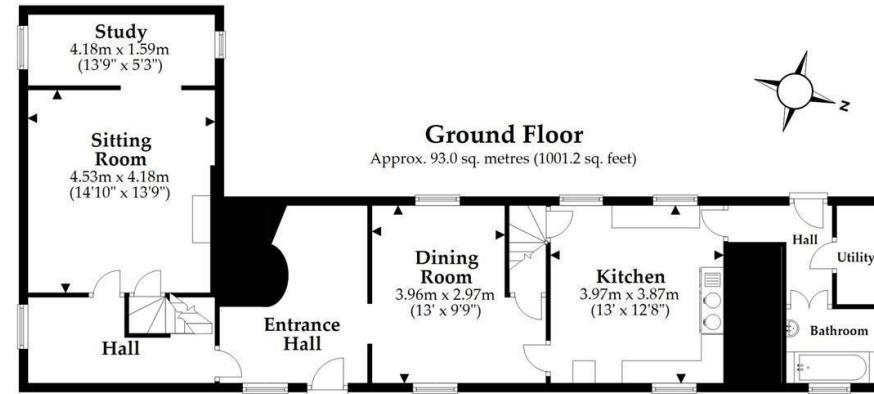
Well behaved pets considered, rent may vary

### Deposit

Holding deposit - £542  
Security deposit - £2711



**Basement**  
Approx. 16.6 sq. metres (178.2 sq. feet)



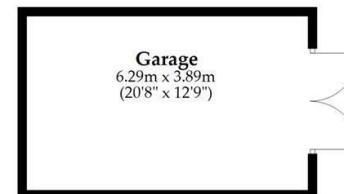
**First Floor**  
Approx. 65.7 sq. metres (707.7 sq. feet)

Total area: approx. 199.8 sq. metres (2150.4 sq. feet)

This plan is not to scale and it is for general guidance only. LJT Surveying Ringwood



**Outbuilding**  
Approx. 24.5 sq. metres (263.4 sq. feet)



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