



A DETACHED COTTAGE SITUATED ON THE EDGE OF THE VILLAGE.

NEWBRIDGE COTTAGE
EASTON, WINCHESTER, HAMPSHIRE, SO21 1EQ

Unfurnished, £1,495 per month + £276 inc VAT tenancy paperwork fee and other charges apply.*

Available from 21/07/2015



A DETACHED COTTAGE SITUATED ON THE EDGE OF THE VILLAGE.

EASTON, WINCHESTER, HAMPSHIRE,
SO21 1EQ

£1,495 per month Unfurnished

Three bedroom house • sitting room • dining room
• kitchen • utility • garage, • garden & parking •
outskirts of the village

EPC Rating = E Council Tax = E

Situation

Easton lies in the Itchen Valley to the north-east of Winchester. The village is surrounded by beautiful open countryside and boasts a thriving community with a church, two public houses, including the renowned Chestnut Horse, a garage, a village green and excellent state and private schools in very close proximity. 3 miles from Winchester which provides easy access to the A33, A34 and M3 motorway and its mainline railway station offers a frequent service to London Waterloo with a journey time of approximately 59 minutes.

Description

A lovely three bedroom cottage set on the outskirts of Easton village. Arranged over two floors with the property comprises of entrance hall, sitting room with open fire, dining room, kitchen, utility, three bedrooms and family bathroom.

The garden is predominantly laid to lawn, bounded by hedges and trees backing on to open fields. There is a small garage which can be used for storage.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

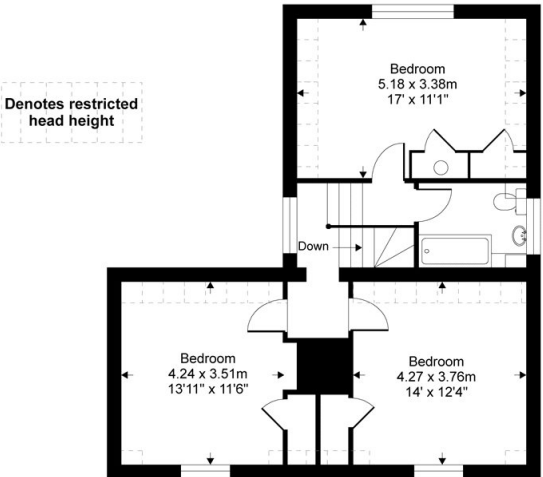
Viewing

Strictly by appointment with Savills.



Easton Lane, Easton, Winchester, SO21

Gross internal floor area (approx):
 141 sq m / 1518 sq ft (Excludes Restricted Head Height)
 For Identification only - Not to scale
 Niche Communications



First floor



Ground floor

FLOORPLANS

Gross internal area: 1,518 sq ft, 141 m²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	46	53
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



Savills Winchester

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*Tenancy paperwork fees including drawing up the tenancy agreement, reference charge for one tenant - £276 (inc VAT). £36 (inc VAT) for each additional tenant, occupant, guarantor reference where required. Inventory check out fee - charged at the end of the tenancy. Third party charge, sliding scale, dependent upon property size and whether furnished/unfurnished/part furnished and the company available at the time. For example, a minimum charge being £69 (inc VAT) for a one bedroom flat in the country and maximum of £582 (inc VAT) for a 6 bedroom London house. Deposit - usually equivalent to six weeks rent, though may be greater subject to mutual agreement. Pets - additional deposit required generally equivalent to two weeks rent. For more details visit Savills.co.uk/fees. **Please be advised that the local area maybe/is affected by aircraft noise. We advise you make your own enquiries regarding any associated noise within the area.** 20150605TAKL

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