



**TICHBORNE, ALRESFORD, SO24**  
£2,600 per month\*

**Carter Jonas**

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# TICHBORNE, ALRESFORD, HAMPSHIRE, SO24 0NA

- 3 Double Bedrooms
- 3 Reception Rooms
- 2 Contemporary Bathrooms
- Gardens
- Semi-detached Cottage

## THE PROPERTY

The cottage is well presented and has a recently fitted eat in kitchen with double oven, electric hob, dishwasher and fridge freezer with dining area and stable door to the garden. There is a good sized sitting room with open fire and French windows to the garden. The dining room and study are to the front of the property and there is a downstairs cloakroom housing the washing machine and tumble dryer.

Upstairs the master bedroom overlooks the garden and fields beyond and has two built in wardrobes and a new en suite bathroom. There are two further double bedrooms, both with fitted wardrobes and a new family bathroom. The attic is boarded and has a drop down ladder.

## OUTSIDE

There is a small garden to the front of the cottage and a well-stocked and maintained garden to the rear with patio and lawns. Some gardening will be included. There is a glazed garden room housing the oil fired boiler and a shed. There are two allocated parking spaces.

**Please be aware that the floorplan does not include the new extension of the kitchen/breakfast room.**

A super semi-detached thatched cottage in this pretty village with a popular pub and within a short drive of the charming Georgian market town of New Alresford with boutiques, restaurants, pubs and shops and within easy reach of the train station in Winchester and the M3.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>64</b>
(39-54)	<b>E</b>	<b>48</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## ADDITIONAL INFORMATION

Offers Available for a minimum term of 12 months longer terms will be considered

Viewing Strictly by appointment

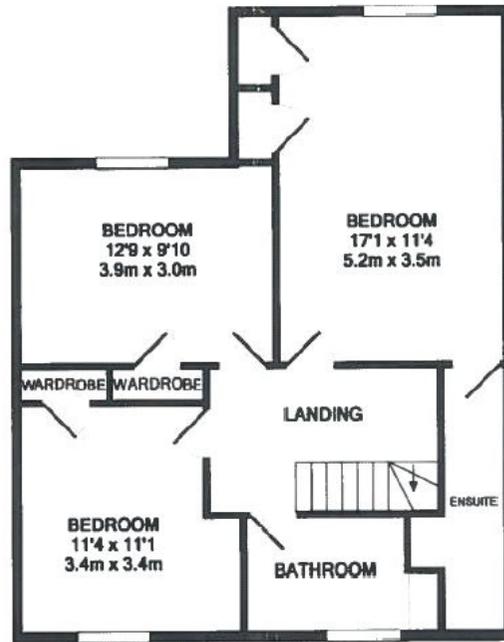
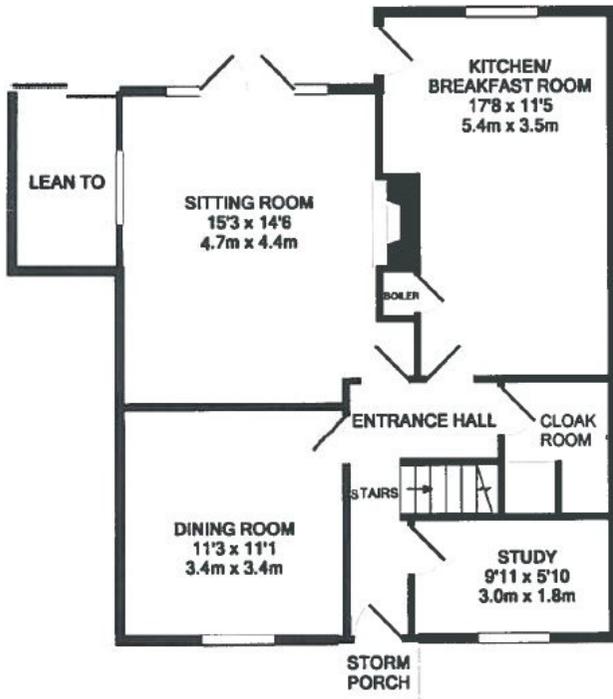
Local Authority Council Tax Band F – check Winchester City Council, Winchester for current amount

Deposit Holding deposit – 1 week's rent = £600

Deposit equivalent to 5 weeks' rent @ £2600pcm = £3000

Services Mains Electric. Oil heating and Septic tank.  
For internet and mobile services check ofcom.org.uk





GROUND FLOOR

1ST FLOOR

**BUTTS COTTAGE**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**T: 01962 876838**

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

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INTERNATIONAL REAL ESTATE



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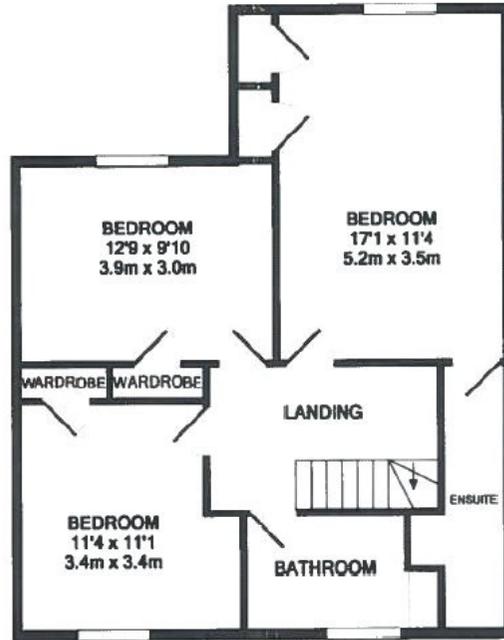
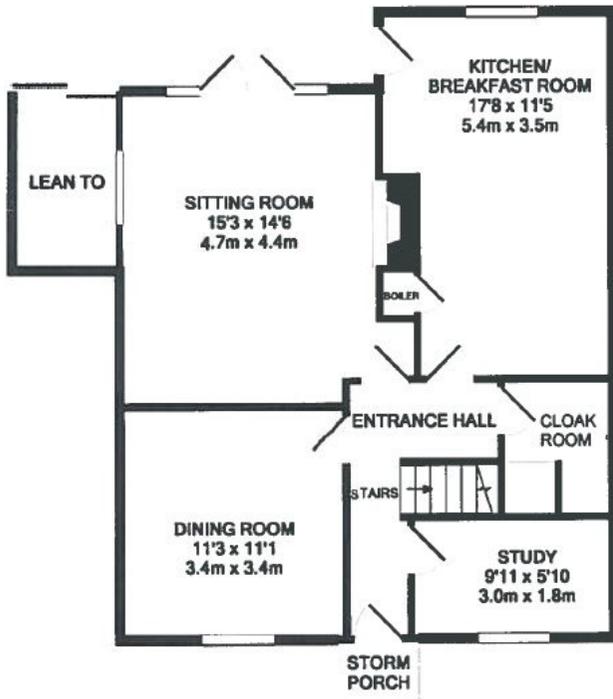


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