Hellards



At home in Warnford

Northend Cottage, Lippen Lane

Warnford, SO32 3LE

Asking Rent £ 2,250 PCM

- EPC Rating D
- Holding Deposit £519.23
- Deposit £2,596.15
- Council Tax Band D
- Three Bedrooms
- Kitchen / Dining Room
- Sitting Room
- Separate Studio
- Off Road Parking
- Car Barn



Located on the edge of the popular village of Warnford in the Meon Valley, this semi-detached home enjoys countryside views to both front and rear, and has the added benefit of a studio/home office.







Approached via a gravel driveway, the front door opens into an entrance hall, with a door through to the country-style kitchen, which benefits from wood flooring and a Range cooker. From here there is an open dining area with patio doors leading to the rear garden, and a door through to the sitting room.

Upstairs, there is the master bedroom with panoramic views over the rear garden and countryside. There is a further double bedroom and a single bedroom with built-in four poster bed. Finally there is a family bathroom.

To the rear, there is a pleasant private garden, with green house and raised beds. There is also a very spacious studio which would be perfect for a home office, gym or games room. To the front is a car barn, along with a gravel driveway which provides ample parking for several vehicles.

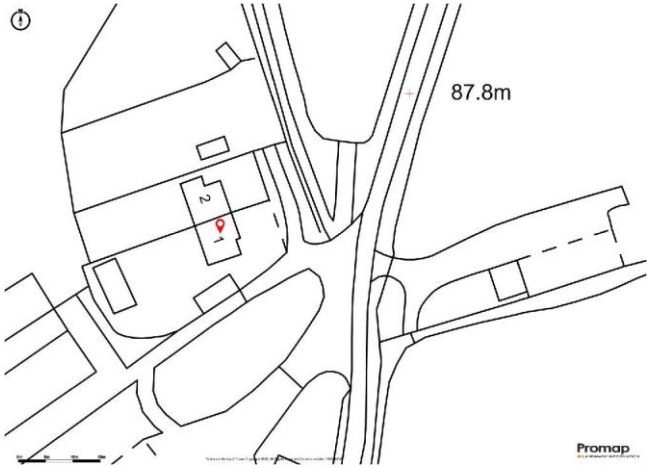
Superfast broadband is available (source: Ofcom). a mobile signal is likely from O2, but limited from EE, Three and Vodafone (source: Ofcom).



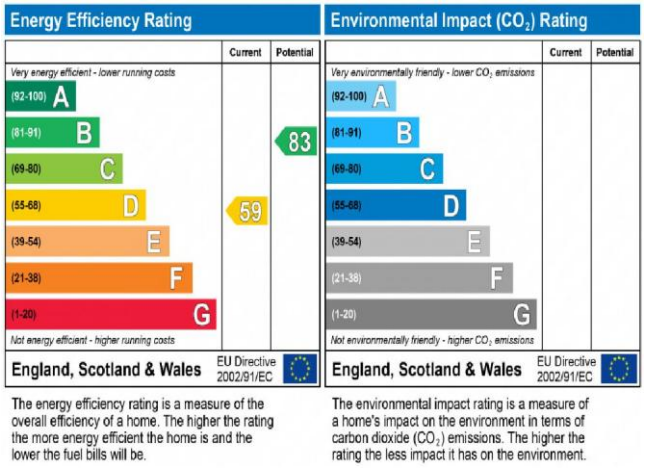


DIRECTIONS

From our office in Broad Street, proceed left down East Street and continue through Bishop's Sutton until the roundabout. Go over the roundabout and along Old Park Road and then Wood Lane and then right into Three Horse Shoes Lane. Turn right onto the A32 and continue along, turning right just before the George and Falcon Public House. Turn left into Lippen Lane and head up the hill towards the top, past the green barn where the property can be found on the left hand side. What3words///relished.lightens.deprive



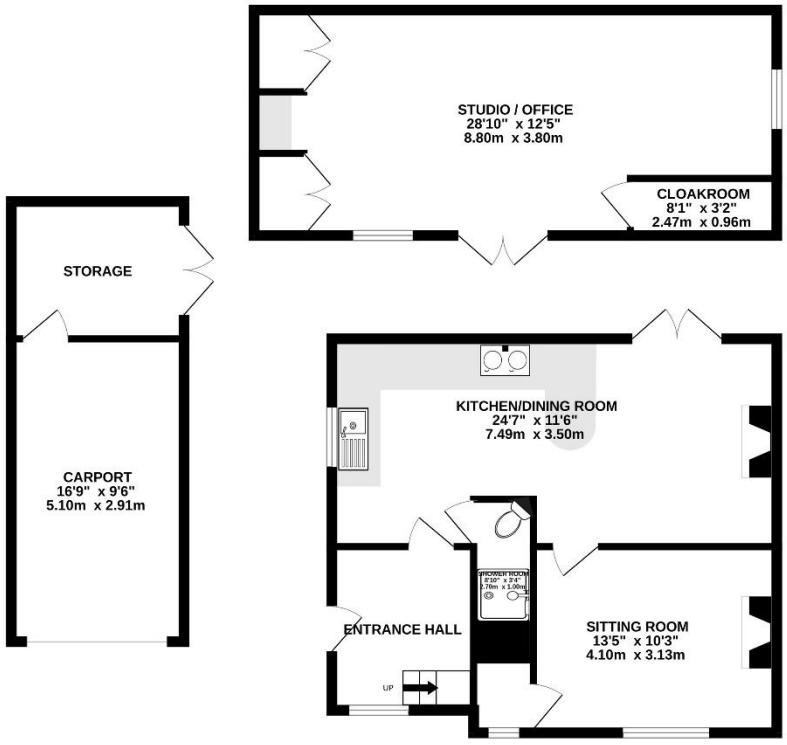




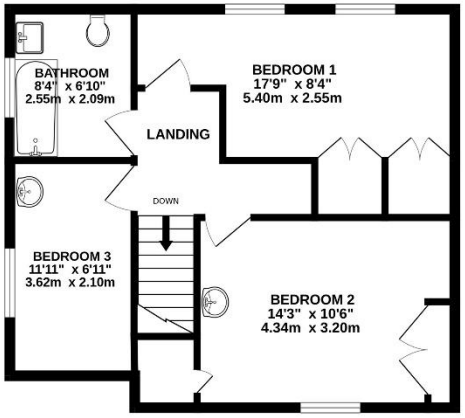
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO_2) emissions. The higher the rating the less impact it has on the environment.

GROUND FLOOR
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.0 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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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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