



**EAST STRATTON, WINCHESTER, HAMPSHIRE, SO21**  
£1,650 per month\*

**Carter Jonas**

# EAST STRATTON, WINCHESTER, HAMPSHIRE, SO21

- Three bedrooms • One reception room • One bathroom
- Thatched cottage • Unfurnished • Garden • EPC Rating E

A deceptively spacious semi detached thatched cottage in the sought after village of East Stratton

Arranged over three floors, the accommodation comprises an inviting entrance hall, a charming sitting room featuring an open fireplace, and a fitted kitchen equipped with an electric oven and hob. Additional ground-floor facilities include a useful utility room with plumbing for a washing machine, a bathroom with a shower over the bath, and a rear porch.

On the first floor, there is a well-proportioned double bedroom to the front and a second, smaller double bedroom to the rear, benefiting from a built-in cupboard. The top floor offers a spacious attic room, providing versatile additional accommodation.

Externally, the cottage enjoys lawned gardens to both the front and rear. The rear garden features a small pond, vegetable garden, shed, and hardstanding, while off-street parking is available for one vehicle.

The property falls within the catchment area for Micheldever Church of England Primary School and The Henry Beaufort Secondary School.

## ADDITIONAL INFORMATION:

**Services:** Mains Electric - Bills chargeable to tenant. Oil Heating & Private water supply

**Council Tax:** Band D Winchester City Council (Please check Government website for current cost)

**Broadband:** Internet & Mobile: Further information on availability and speeds can be found on the Ofcom website.

At a rent of £1,650.00 per calendar month:

Holding deposit of 1 week's rent £380.00

Security deposit of 5 weeks rent £1,903.00



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

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Classification L2 - Business Data

## IMPORTANT INFORMATION

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