



## GARDEN COTTAGE

Belmore Park, Belmore Lane, Upham, Hampshire, SO32 1HQ

TO LET

£1,500 PCM





# Garden Cottage

Belmore Park, Belmore Lane, Upham, Hampshire, SO32 1HQ

Bishop's Waltham 3 miles | Winchester 8 miles | London Waterloo from  
Winchester 60 minutes | mileages and times approximate.

A delightful two bedroom detached cottage with light and spacious  
accommodation in a stunning rural location

## THE PROPERTY

The Garden Cottage is set in Belmore Park, an 18th century Brown-style parkland in the heart of the South Downs National Park.

The charming 2 bedroom property is presented to an exceptionally high standard throughout in an excellent rural location just outside Upham and within easy reach of Winchester. The very popular Milbury's pub is also close by. Access is via the back gate to the park ensuring privacy from the main house and there is parking to the side of the cottage for two cars.

The downstairs, with underfloor heating throughout, is open plan comprising a sitting/dining area with under stairs storage, which leads on to the second bedroom. The kitchen towards the back of the cottage comprises a good range of wall and base units with plumbing for white goods, an electric oven and induction hob. Off the kitchen is the bathroom, with bath and separate shower and access to the delightful private garden with patio, lawn and a side gate.

Upstairs is the good sized master bedroom with under eaves storage.

## ADDITIONAL INFORMATION

The Garden Cottage is being offered to the market either furnished or unfurnished and a contribution of £200 PCM is being asked towards the utilities.

### Services

Water and drainage: Private (contribution to Landlord)

Biomass heating: (contribution to Landlord)

Electricity: Mains

Mobile coverage: Limited/Likely

Broadband: full-fibre connection

### EPC

C69

### Local Authority

Winchester City Council, band A

### Deposit

Holding deposit £346

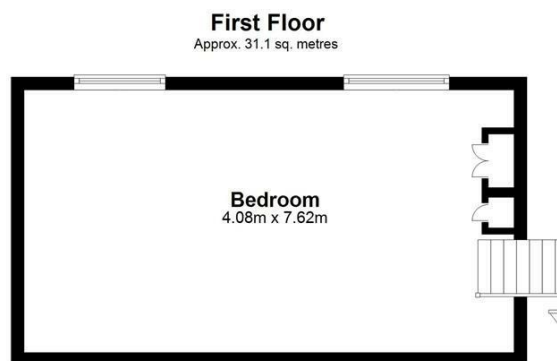
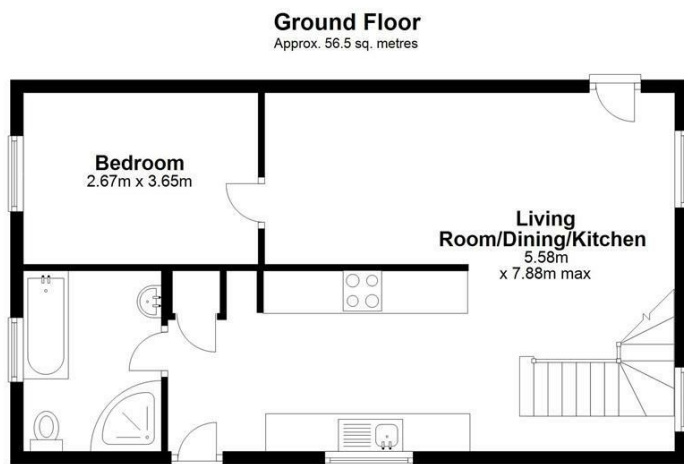
Security deposit £1,730

### Directions

Take the A272 out of Winchester heading towards Cheriton. After 2.5 miles turn right towards Warnford and Preshaw and after 1.7 miles turn right into Salt Lane. Turn right into Belmore Lane and the back entrance to Belmore Park can be found on the left hand side after 0.3 miles. The entrance to Garden Cottage will be via the electric gates. What3words: baroness.boring.polishing







Total area: approx. 87.6 sq. metres  
**Garden Cottage**

#### IMPORTANT NOTICE

BCM Wilson Hill for themselves and the Landlord give notice that:

- 1: These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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