



# LARKWHISTLE COTTAGE

Larkwhistle Farm, Sutton Scotney, Hampshire, SO21 3ET

TO LET

£1,850 PCM





# Larkwhistle Cottage

Larkwhistle Farm, Sutton Scotney, Hampshire, SO21 3ET

Micheldever 3.9 | Winchester 6 miles | Southampton 19 miles | London  
Waterloo from Winchester Station – 1 hour | Mileages and times approximate

A beautiful 3 bedroom detached cottage in the village of Sutton Scotney.

## THE PROPERTY

A beautiful, detached cottage in a peaceful, rural position in Sutton Scotney, near Winchester.

Downstairs comprises 2 reception rooms with open fireplaces, a kitchen with range master and WC off the entrance hall.

Upstairs there are 3 bedrooms, one with an en suite and a family bathroom.

A beautiful, lawned garden surrounds the house and there is plenty of space for parking to the front.

## ADDITIONAL INFORMATION

### Services

Mains electricity  
Oil fired central heating  
Private water and sewerage - £30 pcm  
Full Fibre Broadband available

(according to Openreach)

Mobile phone coverage likely (according to Ofcom)

### EPC

E41

### Local Authority

Winchester City Council, band E

### Pets

Pets considered, rent may vary

### Deposit

Total deposit: £2,134

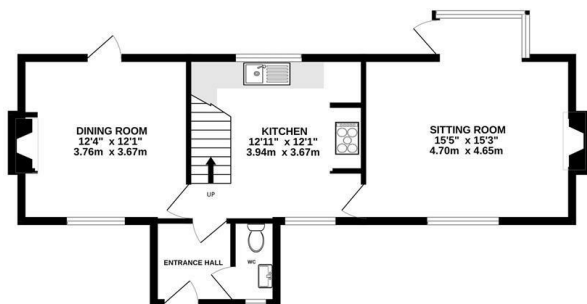
Holding deposit: £426

### Directions

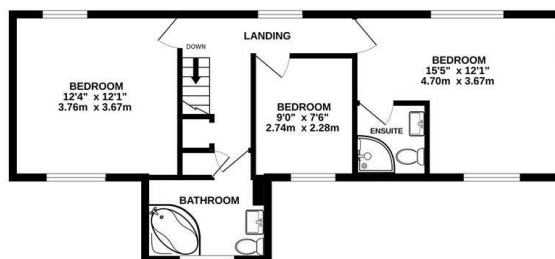
From office head towards South Wonston. Just past Wonston turn is Bridge to right - Go through underpass and keep left past straw barn and its on left. What3words <https://w3w.co/haggis.share.courts>



GROUND FLOOR  
561 sq.ft. (52.1 sq.m.) approx.



1ST FLOOR  
543 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 1104 sq.ft. (102.5 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.  
Made with Metropix 6/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### 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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