

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## Near Upham and Bishop's Waltham

and six miles from Winchester

To Let Unfurnished - £3,750 pcm



Winchester 6 miles to the north, M3 Junction 9 (to London) 7 miles  
Southampton Airport & M27 Motorway (Junction 5) approx. 9 miles to the south,  
Southampton approx. 15 miles, Portsmouth approx. 15 miles  
Winchester Station approx. 20 minutes with trains to London Waterloo (1 hour)

**DESCRIPTION:** Durwood Cottage is an attractive farmhouse dating from 1729 and is situated in beautiful countryside on a secluded, private rural estate. The property is constructed of brick and brick and flint under a clay tile roof and has been sympathetically extended over the years to create a spacious family home with character. It is in an excellent location for access to Winchester, London, Southampton and Portsmouth.

The accommodation is comprised of a master bedroom with bathroom and dressing room/sixth bedroom, four further bedrooms, family bathroom, four reception rooms, large kitchen/breakfast room, utility room, cloakroom, W.C. and cellar. The property has the benefit of oil-central heating and there is an additional outside W.C. and boiler room. Adjacent to the property is a recently-converted self-contained Annex comprising of a large open plan room (kitchen area in the corner) with wooden laminate floor and exposed oak beams, and with a separate bathroom. This versatile room is suitable for use as ancillary living accommodation, games room or party room. Durwood Cottage is positioned within grounds of over half an acre with gardens on three sides and with ample car parking to the front of the property together with a range of brick and flint outbuildings including garage and woodshed. (Additional storage available by separate negotiation).



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**ACCOMMODATION** comprises (all measurements are approximate):

### **GROUND FLOOR:**

- Entrance Hall:** 17'1" x 10'10" (5.21 m x 3.07 m) Single aspect with window to front elevation, wooden floor, exposed beamed ceilings and walls, radiator and main stairs to first floor and with doors to drawing room, coat room and cellar and access to rear hall. Small step down to:
- Drawing Room:** 16'3" x 16'1" max. (4.96 m x 4.90 m) Dual aspect with windows to front and side elevation. Fireplace with marble and wooden surround, beamed ceiling, TV point and two radiators.
- Rear Hall:** Window to rear elevation and two radiators with doors to coat room, study/family room and utility room and steps to kitchen and dining room.
- Coat Room:** Window to rear elevation and door to garden. Fitted cupboard, radiator and loft hatch. Door to cloakroom.
- Cloakroom:** With windows to side and rear elevation, W.C., basin and radiator.
- Kitchen/  
Breakfast Room:** Single aspect with windows to side elevation. Nobel oil-fired range cooker, Zanussi oven with electric Schott Ceran hob and grill, Bosch dishwasher and fridge freezer, worktop with 1¼ bowl sink with mixer tap and range of floor and wall cupboards. TV point.
- Dining Room:** 17'8" x 13'0" (5.42 m x 3.96 m) Triple aspect including French windows to garden and windows to side and rear elevations. Two radiators. Step down from rear hall to:
- Study/  
Family Room:** 15'1" x 13'2" (4.60 m x 4.02 m) Single aspect with windows to front elevation. Open fireplace with marble hearth and wooden surround, exposed beams, fitted bookcases and radiator. BT and TV point.
- Utility Room:** With secondary staircase to first floor, stoneware sink, Bloomberg washer/dryer, space for fridge/freezer, larder and door to play room:
- Play Room:** 12'2" x 12'0" (3.71 m x 3.65 m) Single aspect with windows to front elevation. Containing two cupboards and radiator, Samsung TV and Freeview box.
- From rear door in utility room access may be gained to:
- Outside Store:** Containing outside W.C. and basin and with outside tap on external wall and:
- Boiler Room:** Containing Trianco oil-fired boiler and lagged hot water cylinder.

### **FIRST FLOOR:**

- MAIN LANDING:** Now incorporating the stairwell with exposed beams over and exposed beams to wall with windows to side and rear elevation, linen cupboards and radiator. Door to:
- Master suite:** Comprising:  
**Double Bedroom** - 16'7" x 15'1" (5.08 m x 4.60 m) Single aspect with window to the side elevation, six No. built-in wardrobes, full length wall mirror, feature fireplace and radiator.  
**Bathroom** - Panelled bath with Burlington shower over. Wash hand basin, W.C., heated towel rail. Single aspect with window to rear elevation.  
**Dressing Room/Bedroom 6** - 11'1" x 6'8" (3.38 m x 2.07 m) Single aspect with window to front elevation, built-in cupboard and radiator.

Steps up to:

### **SECONDARY LANDING:**

- With two windows to side elevation, loft hatch and radiator.
- Bedroom 2:** 17'10" x 13'0" max. (5.21 m x 3.96 m) Dual aspect with windows to rear and side elevation. Fitted wardrobe. Two radiators.
- Family Bathroom:** Comprising panelled bath with Aqualisa shower over, W.C., wash hand basin and heated towel rail.
- Bedroom 3:** 11'9" x 8'0" (3.62 m x 2.43 m) Single aspect with window to side elevation, 1 no. radiator.
- REAR LANDING:** With secondary stairs from Utility Room.
- Bedroom 4:** 12'5" x 12'2" (3.80 m x 3.71 m) Dual aspect with windows to front and side elevation, fitted wardrobe and 1 no. radiator.
- Bedroom 5:** 10'1" x 8'0" (3.07 m x 2.43 m) Single aspect with window to front elevation and radiator.

## OUTSIDE:

The property is set within grounds extending to over half an acre which are mainly laid to lawn with a number of mature shrubs and trees and some flower borders and an apple orchard. There is ample parking to the front together with a range of outbuildings including the Annex, garage and wood shed. The front of the farmhouse faces south-west and enjoys a warm aspect and there is a small raised brick terrace to the front as well as a paved terrace to the rear.

**The Annex:** Approx 13'1" x 31'0" (4.01 m x 9.43 m) Single aspect with windows and doors to front elevation, wooden laminate floor, exposed beamed ceiling, worktop with 1 bowl sink with mixer tap, 3 No cupboards and shelves over. Door to **Bathroom** comprising electric shower in cubicle, W.C., wash hand basin, electric radiator and heated towel rail.

**SERVICES:** Private water supply provided via the estate (annual charge £400), mains electricity, private drainage.

**COUNCIL TAX:** Winchester City Council Property band = H. For the year 2018/19= £3,284.44.

**TENURE:** The property is offered unfurnished on an Assured Shorthold Tenancy agreement. Initial period is to be for 12 months which could be extended by negotiation.

**RENT:** £3,750.00 (Three thousand seven hundred and fifty pounds) pcm, payable in advance by standing order.

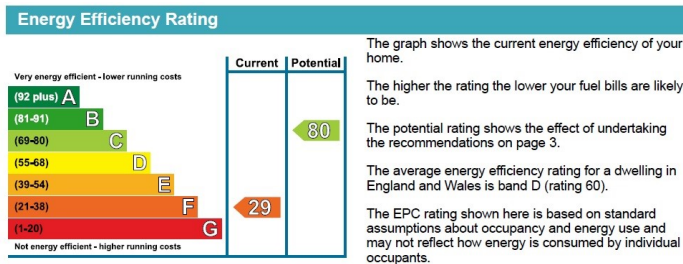
**DEPOSIT:** A deposit amounting to £5,625.00 will be required prior to the commencement of the tenancy and will be held against any damage which may arise during the duration thereof.

**VIEWING:** Strictly by prior appointment with the letting agents Giles Wheeler-Bennett.

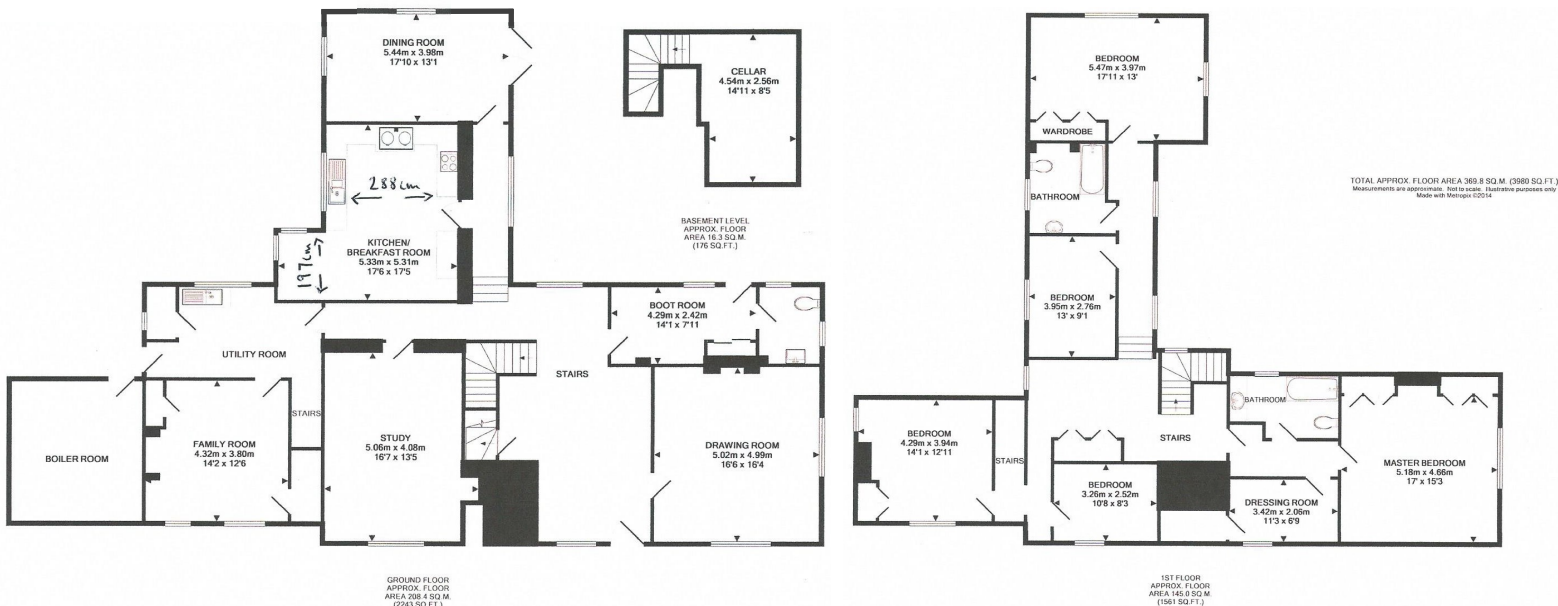
**AVAILABILITY:** Available now.

**PETS:** Ideally no pets, although one well behaved dog may be considered subject to an additional pet deposit being paid.

## EPC:



Please note - EPC exemption registered.



# TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at that time (August 2018). However, whilst every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. Please also note the following pre-tenancy requirement checks:

## Right to Rent Checks and Money Laundering Regulations:

Prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy. These identification documents will relate not only to the tenant's right to remain in the UK and so will constitute requirements to provide Passport and/or Visa documentation, but may also require proof of existing residency such as a copy of utility bills from the last 3 months. Please note that neither email/scanned copies nor photocopies of these documents are acceptable under any circumstances for the verification process. All **original documents** must be seen at this office so that certified photocopies can be taken of them by ourselves. Detailed guidance on which documents are required to be produced will be sent to the prospective tenant at the appropriate time.

## Pre-tenancy Guidance Notes:

1. These particulars do not constitute part or all of an offer or contract.
2. The text, photographs and plans are for guidance only and are not necessarily comprehensive.
3. Measurements: Any measurements or areas stipulated herein are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
4. You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
5. Before you enter into any tenancy, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

## Finance:

1. RENT: The required rent is **£3,750.00** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of **£5,625.00** will be required at the commencement of the tenancy and will be held against any damage which may arise during the duration thereof. 25% of this deposit may be requested as a holding deposit which will be collected upon confirmation of the tenant's interest in the property and acceptance of the tenant by the landlord (subject to references) and will be non-refundable in the event of the tenant withdrawing thereafter for whatever reason. This deposit will be protected under The Tenancy Deposit Scheme.
3. RENT DUE: A standing order will be set up for the payment of rent monthly on the anniversary date of the commencement of the tenancy.
4. REFERENCES: A charge is made of **£30 per person including VAT (including Guarantors)** for the taking up of references which is non-returnable.
5. SET-UP CHARGES: The tenant will be responsible for the payment of any stamp duty on the tenancy agreement together with a contribution towards the Landlord's costs of setting up the tenancy agreement amounting to **£300 including VAT**.
6. RENT REVIEW: If the period of the agreement extends to more than a year, the Landlord reserves the right to review the rent annually and thereafter.
7. For full details of all fees which may be applicable throughout the tenancy please see our website or request a hard copy. Web address: [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

## Tenancy:

1. AVAILABILITY: Available now.
2. DURATION: The initial fixed period will be 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: Ideally no pets, though one well behaved dog may be considered subject to an additional pet deposit being paid and the tenants indemnifying the Landlord against any damage and extra cleaning required in addition to the usual terms of the tenancy agreement.
5. SMOKERS: No smoking is permitted inside the property at any time.
6. ESTATE: A safety policy of restricted access to tenants of the estate has been adopted in recent years and tenants are only permitted to walk along the Valley Walk through the centre of the estate. Access to the adjoining woodland is not permitted at any time.

## Tenant's responsibilities:

1. OIL/GAS/WOODCHIP: The tenant is responsible for payment of all fuel consumed. The Landlord is responsible for carrying out an annual service of the boiler and any gas fired appliances which may have been provided.
2. WATER: The tenant is responsible for payment of all water supply and usage charges on demand.
3. ELECTRICITY: The tenant is responsible for payment of all electricity supply and usage charges. NB: The tenant is responsible for the safety and maintenance of their own electrical appliances.
4. DRAINAGE: The tenant is responsible for all charges to remove effluent from the property.
5. TELEPHONE: The tenant is responsible for arranging and financing their own contract with BT.
6. COUNCIL TAX: The tenant is responsible for payment of Council Tax.
7. INSURANCE: The tenant is responsible for their own contents and Public Liability cover.
8. GARDEN: The tenant is responsible for the upkeep of the garden to ensure that lawns are mowed regularly, hedges are kept trimmed, flower and shrub borders are kept weed free and larger shrubs/climbers are kept under control employing a gardener if required. No major works, including the addition or removal of items, are to take place in the garden without the written consent of the Landlord.
9. DRAINS, GUTTERS, PIPES & CHIMNEYS: The tenant is responsible for ensuring that the drains, gutters and pipes and chimneys on the property are kept clear.
10. DECORATION: No internal or external decoration of the property is permitted without the prior written consent of the Landlord.
11. SMOKE ALARMS/CARBON MONOXIDE DETECTORS: The landlord is responsible for making sure that any such alarms and detectors which are fitted to the property are in working condition at the start of the tenancy. The tenant is responsible for making sure that any of these said items remain in working condition throughout the course of the tenancy.