

# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS

## Wintershill Farm Cottage

Wintershill, Durley near Bishop's Waltham, SO32 2AH

To Let - £2,500 pcm



Winchester 8 miles to north-west, Southampton 8 miles to south west,  
M27 (Junction 7) 4.5 miles to south-west.

**DESCRIPTION:** Wintershill Farm Cottage is a newly refurbished red brick detached farm cottage set within the grounds of a country estate near Bishop's Waltham. The property has 3 double bedrooms, 2 reception rooms, study, kitchen/diner, utility room, downstairs WC/shower room, family bathroom. Heating and hot water is via a newly installed air-source heat pump and also roof mounted solar panels to supplement the electricity supply. There is an 'E' car charger facility and 2 designated parking spaces. The property also benefits from an enclosed private garden and close proximity to the local footpath network providing good access to the surrounding countryside.



West Court, Lower Basingwell Street, Bishop's Waltham, Southampton SO32 1AJ

T: 01489 896977 F: 01489 896985

E: [office@gileswheeler-bennett.co.uk](mailto:office@gileswheeler-bennett.co.uk) [www.gileswheeler-bennett.co.uk](http://www.gileswheeler-bennett.co.uk)

**DIRECTIONS:** From the B2177 Winchester Road travelling north out of Bishop's Waltham take the left turning named Wintershill southwestwards towards Durley. After approximately 350 metres at the bottom of the hill turn right into the property signposted Wintershill Farm. Travel along the farm drive and Wintershill Farm Cottage is the first building you come to.

From the M27 exit the motorway at junction 7 signposted Hedge End and Botley. At the first roundabout take the first exit onto Tollbar Way and travel along Tollbar Way (B3342) northwards until you reach the roundabout with the B3354 signposted Fair Oak and Botley. Go straight over this roundabout along Durley Street for approx. 3 miles heading towards Bishop's Waltham and Wintershill Farm can be found on the lefthand side, duly signposted, just before you reach the B2177 Winchester Road.

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

### **Ground Floor**

**Entrance Hall:** with doors into living room, kitchen/diner, dining room and stairs to first floor. Storage cupboard under stairs, 2 x radiators.

**Living Room:** 23' 5" [max] x 13' 8" (7.14m [max] x 4.17m) Single aspect, South facing. Brick open fireplace, exposed beam, radiators, TV connection.

**Kitchen/Diner:** 21' 7" x 8' 00" [max] (6.58m x 2.44m) newly fitted kitchen with sage coloured wall and floor units and oak effect worktops with integrated induction hob, cooker hood, oven, fridge/freezer and dishwasher, single sink and drainer. Single aspect windows facing garden. Walkthrough to:

**Utility Room** 7' 7" x 5' 8" (2.31m x 1.73m) with storage cupboard housing hot water tank and fitted washer and dryer; single sink and drainer. Window and door to rear. Radiator. Door to:

**WC/Shower Room:** cubicle shower with glass door, wash handbasin and WC.

**Dining Room:** 14' 5" x 9' 9" (4.39m x 2.97m) Single aspect, radiator. Door to:

**Study/Office:** 9' 9" x 7' 9" (2.97m x 2.36m) Dual aspect windows and radiator.

### **First Floor**

**Landing:** low level windows to front. Doors to:

**Bedroom 1:** 13' 4" x 9' 9" (4.06 m x 2.97m) double bedroom, dual aspect, fitted wardrobes.

**Family Bathroom:** 15' 5" [max] x 5' 5" [max] (4.70m [max] x 1.65m [max]) WC, roll top bath with shower over and corner wash handbasin, heated towel rail.

**WC:** WC with wash handbasin.

**Bedroom 2:** 15' 5" [max] x 10' 6" (4.70m [max] x 3.20m) double bedroom, single aspect to rear, radiator, access to roof space. 2 x storage cupboards.

**Bedroom 3:** 13' 7"x 12' 7" [max] (4.14m x 3.84m [max]) double bedroom, single aspect, window to front, radiator.

**OUTSIDE:** Fenced private garden laid to lawn with mature shrubs and mixed species trees around perimeter. Garden shed and greenhouse.

To side of house is parking for one car alongside which is an 'E' charger for electric car charging. Covered porch to front with parking space for one car on driveway. CCTV security camera(s) to front and side of property.

**SERVICES:** Mains electricity, septic tank drainage and mains water.

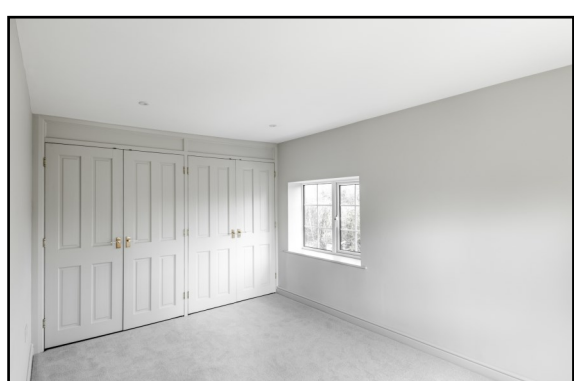
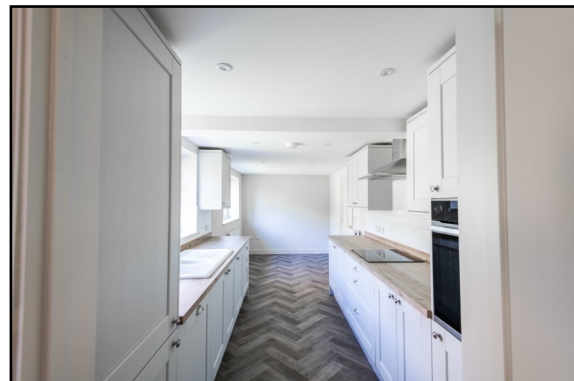
**COUNCIL TAX:** Council Tax Band F - 2023/24 Year: £3,071.23

**POSTCODE:** SO32 2AH

**TENURE:** The property is offered on an Assured Shorthold Tenancy. Initial fixed period of 12 months.

**RENT:** £2,500.00 (Two thousand and five hundred pounds) per calendar month exclusive of deposit amounting to £2,884.00

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

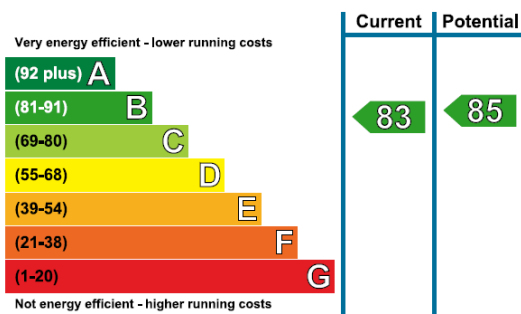






# FLOOR PLAN

## COMING SOON



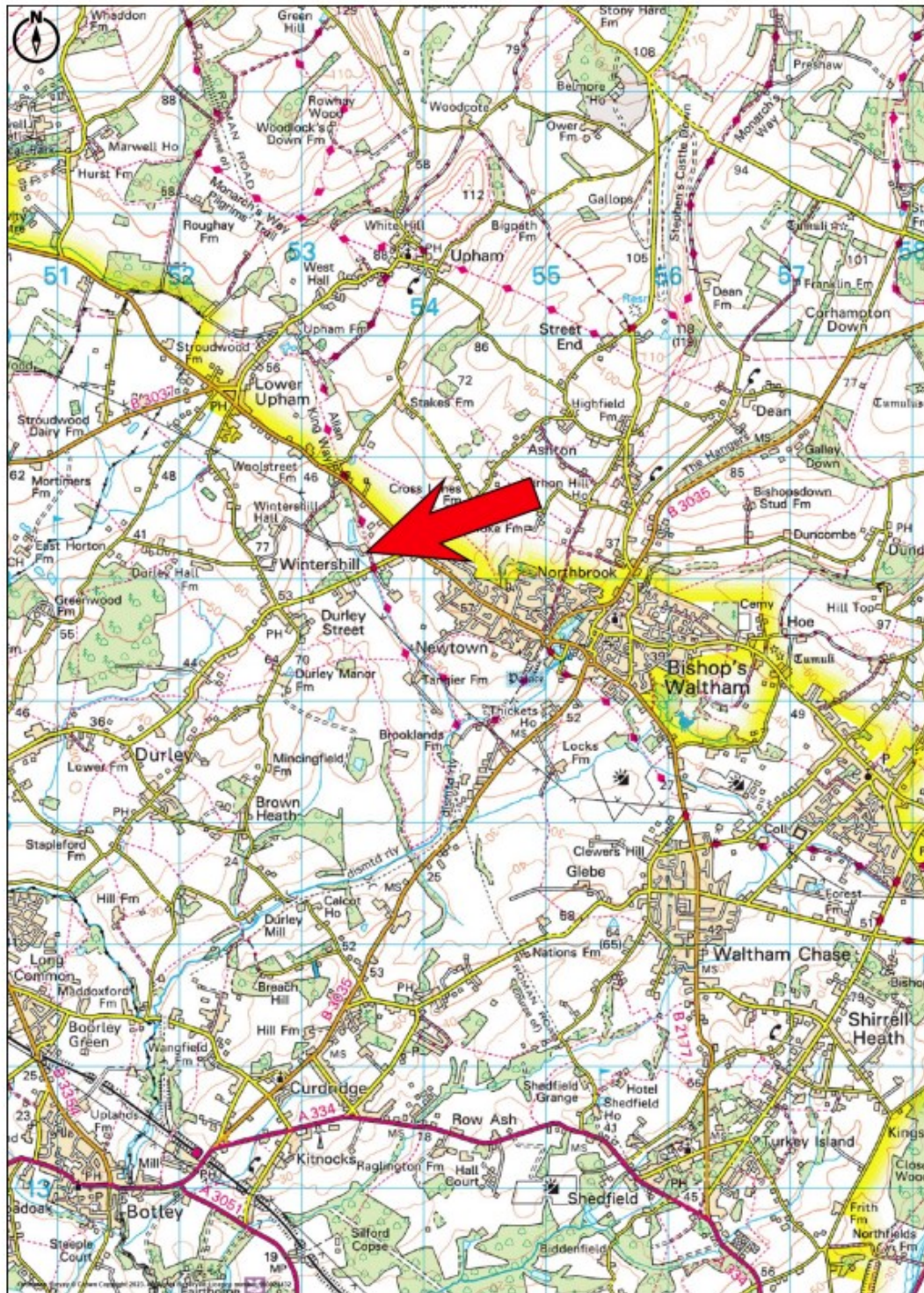
We believe that at the time these particulars were prepared the contents were accurate and fairly represent the property at that time - April 2023.





# Giles Wheeler-Bennett

CHARTERED SURVEYORS & LAND AGENTS



# TENANT'S GUIDE

We believe that at the time these particulars were prepared the contents were accurate and represent the property at the time - April 2023. 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 cooperation 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 **£2,500** per calendar month, payable one month in advance.
2. DEPOSIT: A deposit of 5 weeks' rent amounting to **£2,884** 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: Each and every tenant to be named on the tenancy agreement will be subject to a referencing process.
5. SET-UP CHARGES: The tenant will be responsible for the payment of any stamp duty on the tenancy agreement if applicable.
6. RENT REVIEW: If the period of the agreement extends to beyond the initial fixed term, 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 immediately.
2. DURATION: The initial fixed period of 12 months.
3. AGREEMENT: The tenancy is to be an Assured Shorthold Tenancy.
4. PETS: By negotiation.
5. SMOKERS: No smoking is permitted inside the property at any time.

## Tenant's responsibilities:

1. GAS: N/A.
2. WATER: The tenant is responsible for payment of all water supply and usage charges.
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 or other phone/broadband provider.
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 the paving is weeded 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. WINDOWS: The tenant is responsible for ensuring that the windows are regularly cleaned inside and out employing a window cleaner if required.
11. DECORATION: No internal or external decoration of the property is permitted without the prior written consent of the Landlord.
12. 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.