



3, Park Cottage Grovely Wood, Great Wishford, SP3 4SQ

£2,000 PCM

This is a unique three-bedroom house located in the heart of Grovely Wood. The property has recently undergone major restoration which includes a new kitchen with large windows and skylights that create a bright and airy cooking environment. The property also features a modernized bathroom with a large separate shower and bath and has been fully redecorated at the start of the current tenancy.

The house comprises a galley kitchen with a five-ring gas stove and a breakfast room at the far end, leading to a large lounge with double doors overlooking the main aspect of the garden and a working log burner for colder months. Additionally, there is a well-proportioned dining room and a utility room/downstairs WC. Upstairs, there is a well-proportioned family bathroom and three double bedrooms, all with beautiful rural views.

The heating is supplied via an oil boiler, and there is a septic tank located in the garden. The property will be available from early June with an initial 12-month fixed-term tenancy, with the intention of a long-standing tenant.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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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