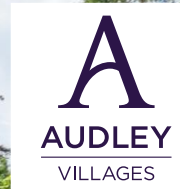


## 3 Hutchinson Cottages

Guide Price £600,000  
(other fees apply)



*It can only be Audley.*



This well presented cottage offers contemporary comfort and practicality within the peaceful surroundings of **Stanbridge Earls** retirement village. Thoughtfully laid out, the home provides practical open living space, modern conveniences, and access to private outdoor space.

#### Key Features

- Well appointed cottage
- SieMatic kitchen with integrated appliances including fridge freezer, dishwasher, oven, hob, microwave oven, and a washer dryer
- Three bedrooms
- Selection of premium fitted furnishings
- Jack and Jill shower room on first floor
- Access to private garden

#### Fees

Monthly management fee £710.59 (Option 2)

Annual ground rent £0

Parking: £251.23

Council Tax Band: E (Test Valley)

Tenure: Leasehold 250 years from October 2019

Audley owners have our firm undertaking that their monthly management fee will increase only once a year. A deferred management charge also applies to this property. This charge is payable on change of occupier and based on the final achieved sale price or the open market value, whichever is greater. Option 1: 1% per year or part-year up to a maximum of 15 years (15%). Option 2: 2% per year or part-year up to a maximum of 15 years (30%). Option dependent on property, as per the lease.

Viewing by appointment with the sales office.

01794 278 303 [stanbridgesales@audleyvillages.co.uk](mailto:stanbridgesales@audleyvillages.co.uk)



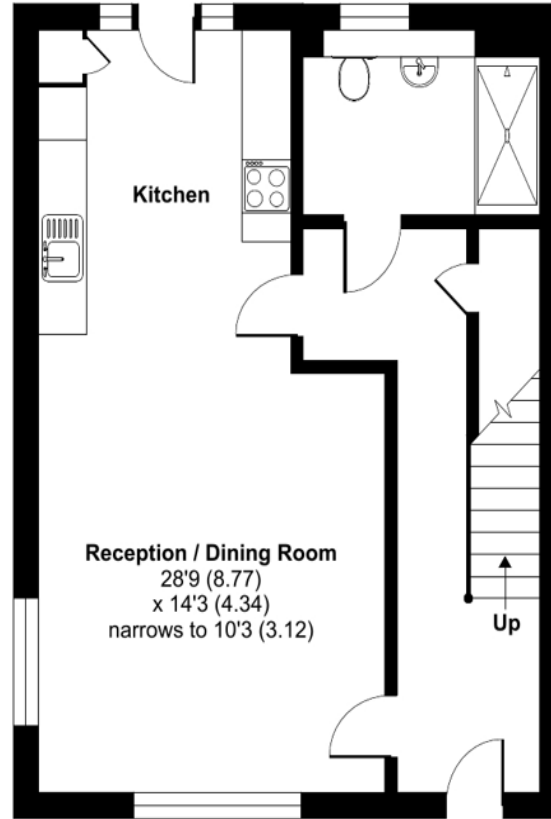
Approximate Area = 1182 sq ft / 109.8 sq m  
 For identification only - Not to scale



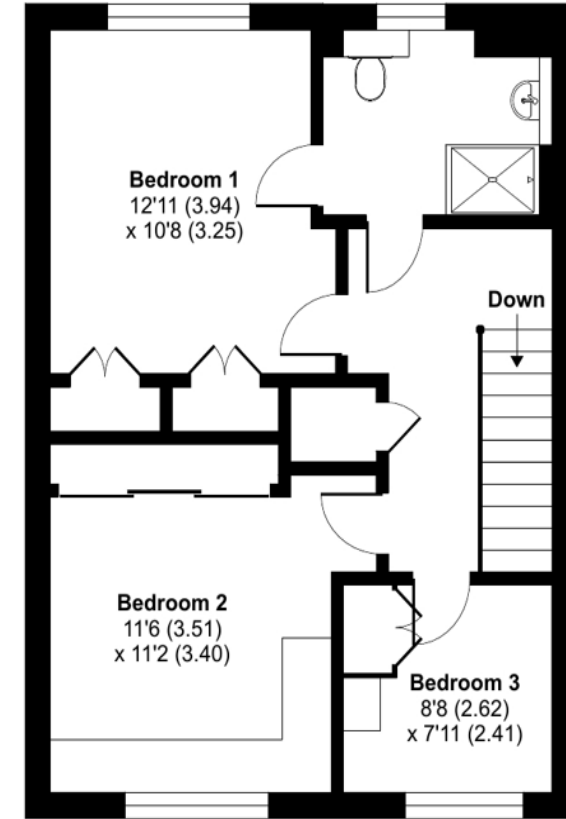
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		91 B
69-80	<b>C</b>	80 C	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

Built in wardrobes in bedrooms have not been included in the overall dimensions. Maximum measurements shown.

Furniture shown to illustrate possible room layouts and not included in sale.



**GROUND FLOOR**



**FIRST FLOOR**

