



Durleighmarsh, Nr Petersfield / Midhurst, Hampshire
£3,950 pcm excl, including gardening

A refurbished Grade II Listed Farmhouse with great commuting links

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Term: 12 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 5

Key Features:

Refurbished Grade II Listed Farmhouse
Kitchen / Breakfast Room with AGA
Dining Room with Woodburner
Sitting Room with Feature Fireplace
Living Room with Woodburner
Utility Room, W.C., Cellar
First floor - Four Double Bedrooms (one en suite) and Family Bathroom
Second Floor - Eaves Bedroom and Storage Room
Mature Garden with Pond and Stream
Driveway
Double Garage
Shed
Workshop

Description:

This Grade II Listed semi detached farmhouse has been completely renovated to a high standard, skilfully keeping its charm, character and original features where possible.

On the ground floor is a well equipped kitchen with excellent storage, a dining room with inglenook fireplace and windows with original shutters, a sitting room with feature fireplace and a double aspect living room with wooden flooring, woodburner and access to the garden. All reception rooms are well proportioned and light.

The ground floor also has a large utility room, cloakroom and cellar.

On the second floor there is a large double aspect master bedroom with fitted wardrobes and en suite bathroom with separate bath and shower. There are a further three

double bedrooms all with fitted wardrobes, a family bathroom with bath and separate large shower, landing with airing cupboard and storage.

On the top floor there is one eaves bedroom and eaves storage.

Outside:

Outside, the property has mature gardens on three sides with two terraces and a small stream running through. There is a workshop, woodshed and double garage on the shared drive.

Situation:

Set on a private estate where the farm barns have been converted into units used by small businesses. There is good access to numerous footpaths and bridleways.

The property is in an ideal location for commuting being just 3 miles from central Petersfield with its main line station and access to A3, Midhurst is 7 miles, Guildford 30 miles and the South Coast 16 miles.



AVAILABLE END OF AUGUST 2020

Local Authority: Chichester District Council (Band H)

White Goods: Fridge/Freezer, AGA, Separate Gas Hob, Dishwasher, Washing Machine and Tumble Dryer

Heating: Oil Fired

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included

Viewing:

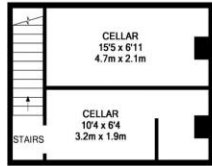
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

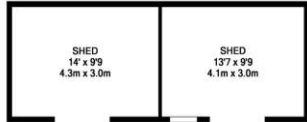
Email: info@countryhousecompany.co.uk

Please contact The Country House Company for further details – www.countryhousecompany.co.uk

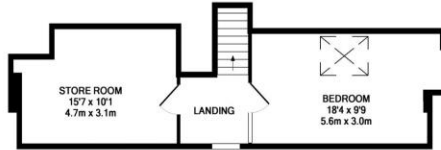




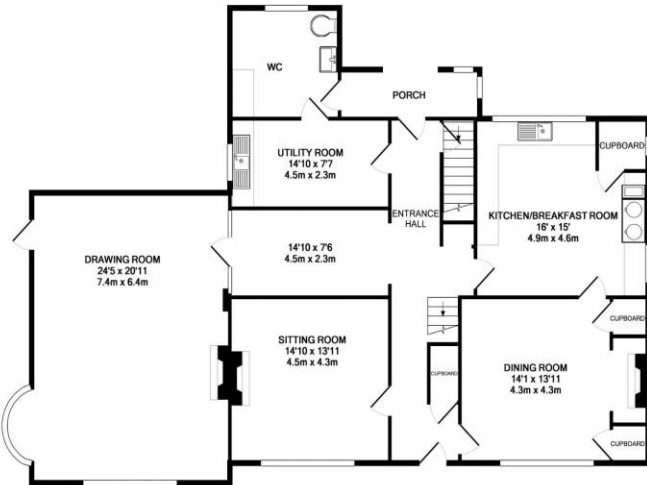
BASEMENT LEVEL
APPROX. FLOOR
AREA 241 SQ.FT.
(22.4 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 268 SQ.FT.
(24.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1731 SQ.FT.
(160.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1347 SQ.FT.
(125.1 SQ.M.)

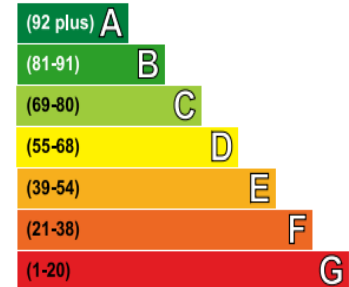


TOTAL APPROX. FLOOR AREA 3957 SQ.FT. (367.6 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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 is given by their generosity or efficiency can be given.
Made with Metropix 02/16



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Current	Potential
53	74



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