



Thedden, nr Alton/Farnham Hampshire  
£1,995 pcm excl

Attractive, four bedroom, brick and flint cottage located in rural position with stunning views



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

**Bedrooms – 4**

**Summary of Accommodation:**

Hall  
Dining Room  
Sitting Room  
Kitchen / Breakfast room / Pantry  
Utility Room  
Downstairs WC and Shower  
Large Master Bedroom with En Suite Shower  
2 Further Double Bedrooms and 1 Single Bedroom  
Family Bathroom  
Large Front and Rear Gardens, Double Garage, Outdoor Storage, Ample Parking  
No Pets

**Description:**

This well presented, four bedroom cottage provides light and spacious accommodation with stunning views over the surrounding countryside.

On the ground floor the large kitchen/breakfast room with its quarry tiled floor benefits from having plenty of storage space and a separate pantry.

The two reception rooms are of a good size and the Jet Master fireplace in the sitting room helps to provide a cosy atmosphere. The downstairs W.C., is situated off the utility room and has a separate free standing shower.

Upstairs there is the master bedroom with modern en suite shower room and two spacious fitted wardrobes, another large double bedroom (also with a fitted wardrobe), two further bedrooms (a small double and a single) and a family bathroom.

**Outside:**

The cottage benefits from having two large, lawned

gardens to the front and rear of the property, which are both enclosed by a pretty brick wall.

The gravelled driveway leading up to the house allows for ample off-road parking along with the brick and flint double garage.

There is a brick and flint outbuilding, providing further storage facilities. Both the garage and outbuilding benefit from having power and lighting.



**Situation:**

Set in a glorious, rural hamlet, with stunning views, within easy reach of Alton (with its main line station to London) and the villages of Medstead and Bentworth (all approx 3 miles away).

Slightly further afield are the towns of Farnham and Basingstoke (approx. 13 miles) with their main line stations to London and their many local amenities including schools, pubs and shopping centres.

**Local Authority:** East Hampshire District Council Band - G

**Available:** Beginning of April

**White Goods:** Electric oven/grill with 4 ring ceramic hob, slimline dishwasher, fridge/freezer and washing machine

**Heating:** Oil fired central heating

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

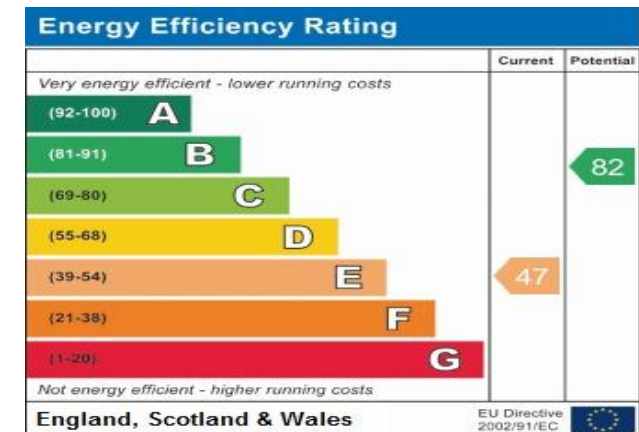
**Pets:** Not suitable

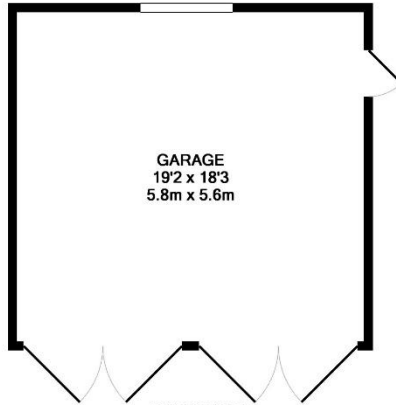
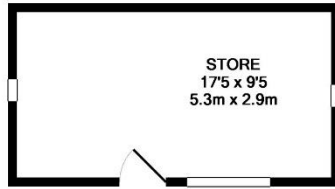
**Gardening:** Tenant's responsibility

**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](mailto:info@countryhousecompany.co.uk)

**Admin fee:** £300 Incl VAT for 1-2 people. Other fees may apply – please contact The Country House Company for further details.



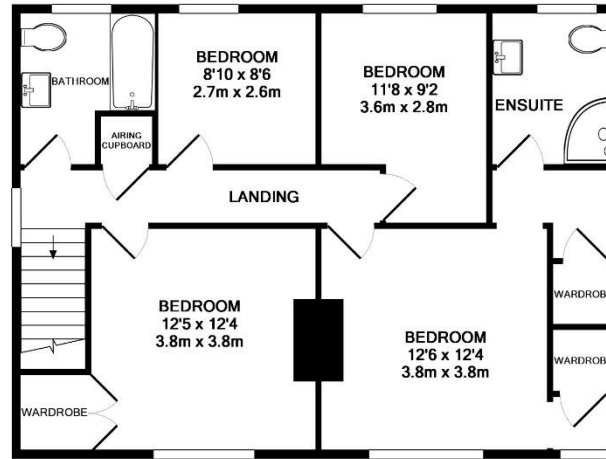


OUTBUILDINGS  
APPROX. FLOOR  
AREA 512 SQ.FT.  
(47.6 SQ.M.)

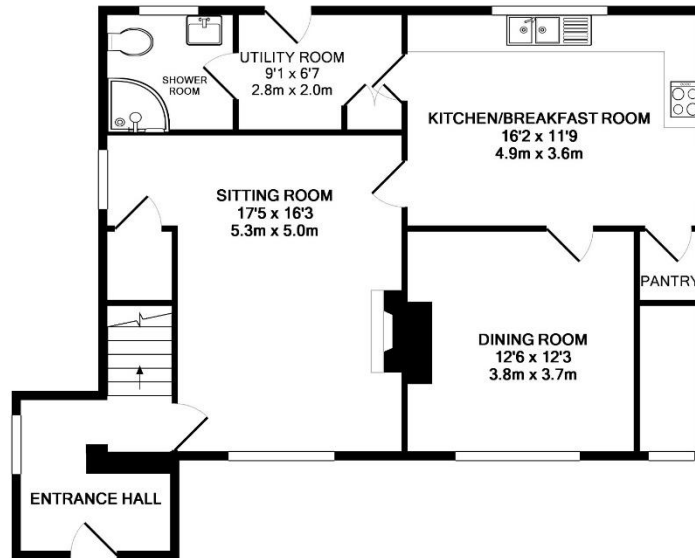


TOTAL APPROX. FLOOR AREA 2104 SQ.FT. (195.4 SQ.M.)

Whilst 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 mis-statement. 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 as to their operability or efficiency can be given  
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1ST FLOOR  
APPROX. FLOOR  
AREA 766 SQ.FT.  
(71.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 826 SQ.FT.  
(76.7 SQ.M.)





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