



Warnford, Nr Petersfield / Winchester, Hampshire
£1,195 pcm excl

THE
COUNTRY
HOUSE
COMPANY

A delightful, recently built, brick cottage set in the popular village of Warnford



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

Bedrooms – 3

Summary of Accommodation:

Semi Detached Cottage
Fitted Kitchen
Dining Room
Sitting Room with Wood Burner
Shower Room on Ground Floor
Two double Bedrooms and a further single Bedroom
Family Bathroom
Rear Garden
Off Road Parking
Views over the Watercress Fields

Description:

A delightful, recently built and well appointed, brick cottage set in the popular village of Warnford, within easy distance of Winchester and Petersfield with wonderful views.

This property has a large sitting room with a wood burner leading into a dining room/study and onto the generous kitchen/breakfast room. The modern fitted kitchen, with excellent range of cupboards and work surfaces, has space for a washing machine and fridge/freezer. A downstairs W.C. and shower room complete the ground floor accommodation.

On the first floor there are two double bedrooms and a further single bedroom, all with fitted wardrobes, a modern family bathroom (with shower over the bath) and an airing cupboard.

Outside:

There is a pretty, low maintenance garden to the front and rear of the property and allocated off road parking. There is excellent access to walking, riding and cycling directly from the cottage and access to a locally renowned, privately owned playground.

Situation:

Situated approximately 1 mile north of the village of Exton and 1 mile south of Warnford. Winchester is approximately 12 miles, Alton 12 miles and both Petersfield and Fareham are approximately 10 miles away.

Within 2 miles of the cottage are a number of attractive and interesting places to visit. In Exton, which is bounded by the traditional flint walls of Hampshire, you will find the Shoe Inn which, as well as serving Wadsworth beers and food, has a delightful riverside garden. In the small village of Corhampton is one of Southern England's most charming little Saxon churches, built around the first Millennium. There is also a well-stocked village shop within 2 miles.

The cottage is a two minute walk from the nearest bus stop opposite The George and Falcon pub and approximately 12 miles from both Petersfield and Winchester train stations. There is excellent walking nearby.

Local Authority: Winchester District Council

Availability: Now

White Goods: Cooker & Hob

Heating: Air Source

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Lino

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Preferably not

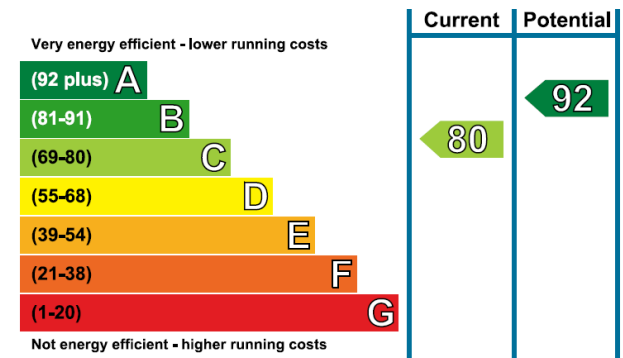
Gardening: Tenant responsibility

There is an additional £20pcm contribution towards gutter clearance & drainage

Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy. Tel: 02392 632275 Email: info@countryhousecompany.co.uk

Energy Efficiency Rating





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