



Selborne, Nr Petersfield / Alton, Hampshire
£1,950 pcm excl, including gardening

A charming attached four bedroom period cottage in the heart of Selborne

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Term: 12 months
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 4

Key Features:

Large Farmhouse Kitchen
Separate Utility Room and W.C.
Dining Room/Study
Sitting Room with Wood Burning Stove
Master Bedroom with En Suite Shower Room
Three Further Double Bedrooms
Family Bathroom
Beautifully maintained Cottage Garden with Terrace
Separate Garden House/Artist's Studio
Off-Street Parking

Description:

This sympathetically converted period attached cottage is in the heart of the highly sought after village of Selborne. Situated opposite Gilbert White's House, the property provides an attractive and characterful home, whilst retaining charming period features including beamed ceilings and wooden floors.

Outside:

The beautifully stocked cottage garden is situated to the rear of the property along with a garden house/artist's studio and access to the gravelled parking area beyond with space for two cars.

There is also a gate access on to the High Street and its range of shops, cafes and a village pub.

Situation:

Set in the South Downs National Park with excellent communication links nearby, Selborne has a thriving village community with shop/post office, good pub and primary school with pre-school and many village

activities for all ages with the background of the recently renovated Gilbert White's House, museum and study centre.

There are many excellent walks radiating from the village with a good public car park nearby and on street parking as available.

Selborne is well situated for access to A3/Liss 4 miles, Alton 5 miles, Petersfield 9 miles, Farnham 14 miles, Basingstoke 16 miles, Winchester (M3) 18 miles, Guildford 26 miles, and Camberley (M3) 25 miles. There are mainline railway stations to London from all of these towns.

Local Authority: East Hampshire District Council (Band F)

AVAILABLE JUNE 2022

White Goods: 2 x electric ovens, electric hob, fridge/freezer, dishwasher, washing machine and tumble dryer.

Heating: Mains gas

Drainage: Mains

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 check our website for further information – www.countryhousecompany.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		







The Country House Company

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