



South Harting, Nr Petersfield, Hampshire
£1,750 pcm excl including gardening, water & drainage

Recently upgraded tranquil cottage surrounded by gardens in the heart of the South Downs





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

Bedrooms – 2

Key Features:

Wonderful Rural Location
Entrance Hall
Recently Fitted Kitchen with Electric AGA
2 Double Bedrooms
Cloakroom
Boot Room
Study/Bedroom 3
Utility Area
Family Bathroom
Large Garden

Description:

Situated in a truly beautiful area of the South Downs, this recently renovated two-bedroom cottage is enclosed by a large garden and bordered by a stream which flows from the lake above.

The front door leads in to a boot room, cloakroom and on to a utility/laundry area. The study, which could also be used as a third bedroom is situated off this entrance hall. Beyond this is a large open plan living room/dining area and kitchen with a vaulted ceiling – floor to ceiling windows give a wonderful aura of light and space, yet feels cosy with a wood burner in the living space and electric AGA in the kitchen. The well-appointed kitchen leads out on to the garden via double doors.

The bedrooms are down the stairs leading from the open plan living room. The large master bedroom has a lovely window seat overlooking the garden. The second double bedroom has French windows opening out onto the terrace. The family bathroom is located between the two bedrooms and has a shower over the bath.

Outside:

There is a pretty terrace to the rear of the property which leads on to an expanse of lawn and mature shrubs and trees giving way to a stream and the beautiful countryside beyond.

Private parking is available at the end of the lane next to the lake.

Situation:

Situated in a wonderful position just 2 miles from South Harting and close to Petersfield with its extensive amenities and mainline station (Waterloo 1 hour). There is easy access to the A272 and A3.

Additional Information:

Set within the South Downs National Park, the area provides excellent walking/cycling and access to the south coast and good transport links.

Council:

Tax Band: Chichester Council (Band E)

Availability: From mid-August

White Goods: Electric AGA, gas hob, dishwasher, washing machine, tumble dryer

Heating: LPG fired central heating

Water and Drainage: Included

Curtains: To principal windows

Flooring: Carpets/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 their privacy.

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