



THE  
**COUNTRY  
HOUSE**  
COMPANY  
Sales | Lettings | Management

Stroud, Petersfield, Hampshire  
£1,250 pcm excl., including gardening

One Bedroom Annexe Situated in an Idyllic Rural Location



**Term:** 12 months with the possibility of renewal  
**Bedrooms – 1**  
 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Key Features:**

- Rural Farm Location
- Fully Fitted Kitchen
- Spacious Sitting Room with Electric Wood Burner
- Shower Room/W.C.
- Double Bedroom
- Conservatory
- Well Stocked Garden
- Ample Parking
- Uninterrupted Views

**Situation:**

Just to the west of Petersfield on the A272 going towards Winchester, Stroud is perfectly positioned for the A3 and A272 giving easy access to Petersfield, Winchester, Guildford, London and the South Coast.



**AVAILABLE END SEPTEMBER 2022**

**Description:**

Recently redecorated one bedroom annexe in an idyllic rural location with wonderful views. This annexe, adjacent to the Landlords farmhouse, provides spacious and light accommodation. From the entrance hall, to the right is a good sized sitting room, with triple aspect windows and electric wood burner, which leads into a conservatory, perfect for enjoying the surrounding views. To the left of the front door, is a shower room with w.c., a fully fitted kitchen with space for a dining table and stable door onto the garden. There is a good sized double bedroom.

**Outside:**

Externally there is ample parking and a lovely rear garden. An oak cleft wooden fence is due to be installed in order to define the outside space.

**Local Authority:** East Hampshire District Council (Band B)

**White Goods:** Fridge/freezer, electric cooker, dishwasher, washing machine

**Heating:** Electric central heating

**Drainage:** Included

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Superfast (68Mbps)

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

**Pets:** Not suitable for pets

**Gardening:** Included

**Viewing:**

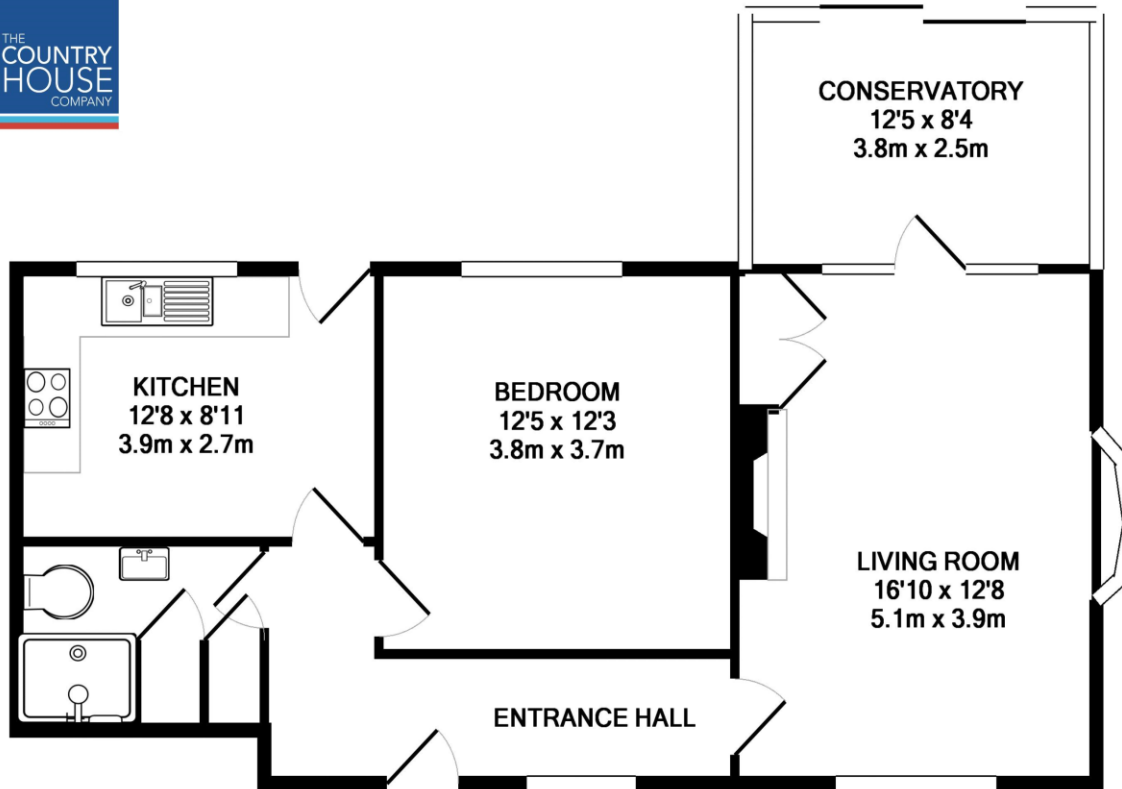
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

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Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C		
55-68	D		
39-54	E	43   E	
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 727 SQ.FT. (67.5 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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## The Country House Company

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