



Warnford, Nr Petersfield / Winchester, Hampshire

£1,700 pcm, excl.

THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management

Newly renovated, four bedroom, semi-detached cottage in the sought after village of Warnford, offering light and spacious accommodation



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

Bedrooms – 4

Key Features:

- Newly Renovated
- Fully Fitted Kitchen / Breakfast Room
- Utility Area
- Two Large Reception Rooms with Open Fireplaces
- Four Double Bedrooms
- Two Bathrooms (One Downstairs)
- Private Driveway and Further Allocated Parking
- Garden with Terrace
- Shed

approximately two miles north of the village of Exton and one mile south of West Meon. Winchester is approximately twelve miles, Alton twelve miles and both Petersfield and Fareham approximately ten miles away – all with main line railway stations. There is easy access to the South Coast.

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 contact The Country House Company for further details – www.countryhousecompany.co.uk

Description:

This newly renovated property has been re-decorated and re-carpeted throughout and benefits from a newly fitted kitchen.

Outside:

The pretty, low maintenance garden lies mainly to the rear of the property with a lawn and flower beds along with a large terraced area and garden shed. The private driveway will accommodate two vehicles and there is further allocated parking opposite the property.

Situation:

There is excellent walking, riding and cycling adjacent to the cottage and access to a locally renowned, privately owned playground.

Set in the much sought after thriving Meon Valley village of Warnford, the cottage is quietly located within a short walk to the village hall. The village has an active community with highly regarded infant/junior schools nearby at Meonstoke and West Meon. Situated

AVAILABLE MID NOVEMBER 2022

Local Authority: Winchester City Council (Band D)

White Goods: Electric Cooker with position and infrastructure for a Fridge/Freezer, Dishwasher, Washing Machine and Tumble Dryer

Heating: Oil fired

Drainage: Contribution to Landlord

Curtains/Blinds: To principal rooms

Flooring: Carpets/Lino

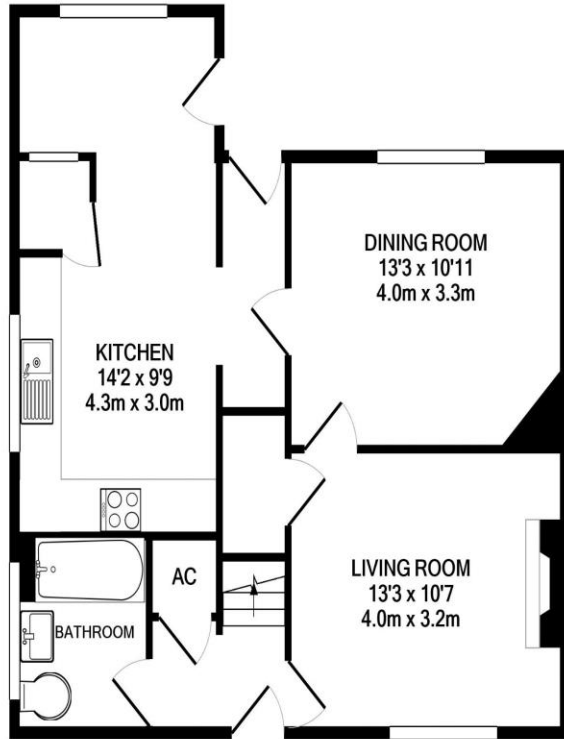
Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

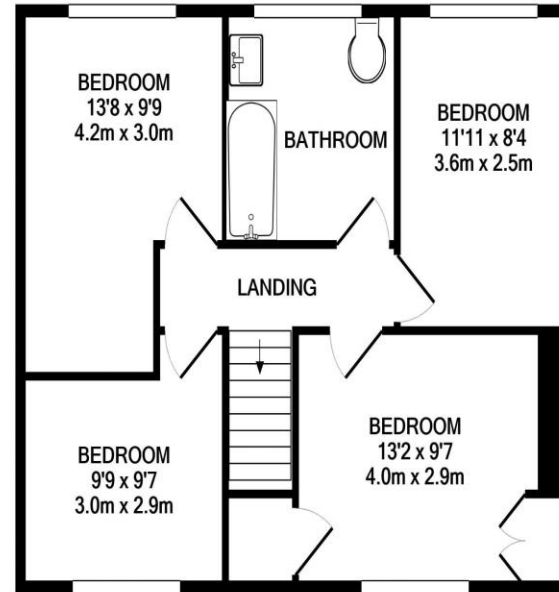
Pets: Considered

Gardening: Tenant responsibility

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	60 d	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 612 SQ.FT.
(56.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 556 SQ.FT.
(51.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 1168 SQ.FT. (108.5 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.

Made with Metropix ©2021







The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



www.countryhousecompany.co.uk