



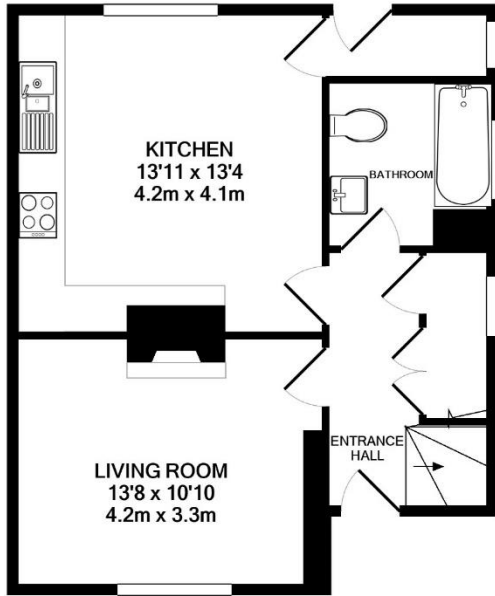
Privett, Nr Petersfield / Alton / Winchester, Hampshire

£1,950pcm, excl.

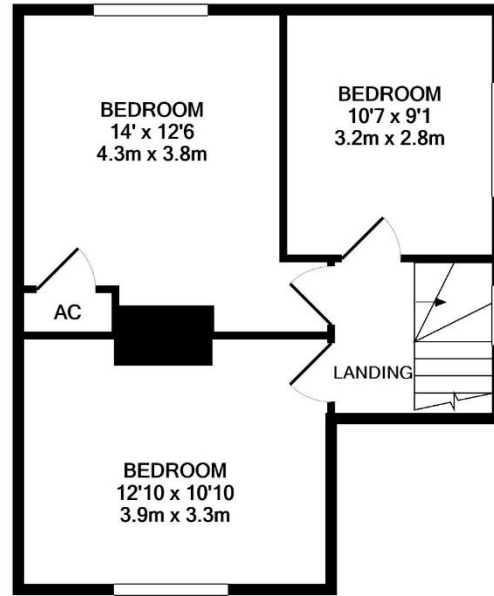
Pretty, Semi-Detached, Brick and Flint Cottage in a Superb Rural Setting

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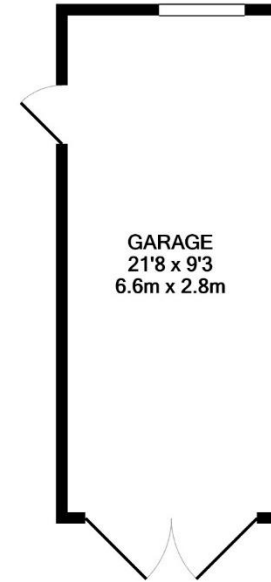




GROUND FLOOR
APPROX. FLOOR
AREA 464 SQ.FT.
(43.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 442 SQ.FT.
(41.0 SQ.M.)



OUTBUILDINGS
APPROX. FLOOR
AREA 340 SQ.FT.
(31.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.8 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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Term 12 months with the possibility of renewal

Bedrooms - 3

Unfurnished - Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Modern Fitted Kitchen with Additional Boot/Coat Space
Sitting Room with Wood Burner
Bathroom with Shower over Bath
Three Double Bedrooms
Single Garage
Separate Flint Outhouse / Studio
Idyllic Rural Location with Uninterrupted Views
Large Garden
Private Driveway

Description:

The Ground Floor comprises a boot/coat room leading on to a fully fitted, light and spacious kitchen/dining area and cosy sitting room with wood burning stove. The recently modernised bathroom, with shower over the bath, completes this floor.

Upstairs, there are three generous double bedrooms, all of which have uninterrupted views over the surrounding countryside.

Outside, the large garden wraps around the property and is laid mostly to lawn. A substantial brick and flint outhouse offers additional storage/studio space along with the single garage which is approached via the private, gravelled driveway.

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

Local Authority: East Hampshire District Council (Band E)

AVAILABLE MID JULY 2024

White goods: Electric oven and hob, dishwasher and washing machine with space and infrastructure for a fridge/freezer and vented tumble dryer

Heating: Oil fired central heating

Drainage: Private – septic tank

Curtains: Poles provided

Broadband availability: FTTC

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

Parking: Private – single garage and driveway



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





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