



Clanfield, Nr Petersfield, Hampshire
£2,750 pcm excl, including gardening

A stunning and unique 3/4 Bedroom house with large gardens within the
South Downs National Park



Term: 12 months with the possibility of renewal

Bedrooms – 4

Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Entrance Hall
Kitchen / Dining Room
Family room
Sitting Room / Bedroom 4
Study, Utility Room
Family Shower Room / Cloakroom
Two Double Bedrooms with Ensuite Bathrooms
Further Double Bedroom
External office, Garage, Store/Workshop
Large Garden

Description:

This former chapel is beautifully presented throughout with versatile, light and spacious accommodation brimming with character and charm.

On the ground floor is a welcoming reception hall, and a fully fitted, elegant kitchen/dining room with doors to the garden.

Stairs rise from this room to the impressive master bedroom suite with vaulted ceiling, exposed timbers and stylish ensuite bathroom.

There is a sizeable family room, also with vaulted ceiling, which benefits from a dual aspect, a glazed gable end with doors to the garden and an attractive gas stove.

In addition, there is a spacious family room with wood burner, which could be used as a fourth bedroom if required.

A study and cloakroom complete the ground floor with stairs to the basement where there is a large utility room. Above this there is a bedroom with ensuite and ample storage and a further double bedroom.

Outside:

Outside, to the front of the house is ample parking which in turn leads to the garage. The main gardens lie to the rear of the house with a pretty paved terrace and pathway.

There is a summerhouse and additional oak framed outbuilding and store in the grounds.

Situation:

The property is located at the end of a no through lane with far reaching countryside views.

From the lane there is direct access to public footpaths and onto the South Downs National Way with Butser Hill and The Queen Elizabeth Country Park close by, making it the ideal location for countryside pursuits and walking.

Also nearby are the amenities at Clanfield with the local school positioned along the lane and shop and public house within reasonable walking distance. Easy access to the A3 makes it the ideal destination for commuters with train services from Petersfield to London Waterloo. Petersfield – 7 miles Portsmouth – 15 miles.

AVAILABLE NOW

Local Authority: East Hampshire District Council (Band D)

White Goods: Gas AGA, Dishwasher, Fridge Freezer, position and infrastructure for Washing Machine, Tumble Dryer and Chest Freezer

Heating: Mains gas, some underfloor heating to the ground floor

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



The Country House Company

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