



Noar Hill, Nr Selborne / Newton Valence, Hampshire
£4,950 pcm, excl.

A recently renovated five bedroom Farmhouse with stunning views,
and a separate home office

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

Bedrooms – 5

Key Features:

Fully Fitted Kitchen with Range Cooker
Separate Utility Room, Cloakroom/W.C.
Dining Room with Inglenook Fireplace and Wood Burner
Sitting Room with Wood Burner
Study/Bedroom Five with En Suite
Four Double Bedrooms (One with En Suite)
Family Bathroom
Separate Home Office and Thatched Granary
Large Well Stocked Garden
Stables and Paddocks Available by Separate Negotiation

Description:

This is a beautifully restored farmhouse, situated on a quiet rural lane amidst the South Downs National Park and set in glorious countryside with uninterrupted views on all sides. Recently re-carpeted/stripped oak flooring, new lighting and freshly painted throughout, the property has recently undergone a full renovation to modernise yet at the same time enhance its period character. The property offers good, versatile and spacious family accommodation with a recently fitted, bespoke kitchen and modern bathrooms (all with separate shower units) and top of the range fixtures and fittings throughout.

Outside:

There is extensive, and flexible outside space including a recently converted and separate home office, a thatched granary and covered parking. The garden is a particular feature boasting a wealth of well stocked beds and trees.

Situation:

Part of a rural estate, the property is situated within the South Downs National Park, approximately one mile from Selbourne village with its Post Office, Pub and attractions. It is approximately 5 miles from Petersfield and 7 miles from Alton with their mainline stations and local amenities. There are a number of independent schools within easy reach, including Bedales, Churchers College, Highfield and Brookham along with the Hindhead and Winchester schools.

AVAILABLE MID OCTOBER 2023

Local Authority: East Hampshire District Council (Band F)

White Goods: Electric range cooker with space and infrastructure for a fridge/freezer, dishwasher, washing machine and tumble dryer

Heating: Oil fired

Drainage: Private

Curtains: Not provided

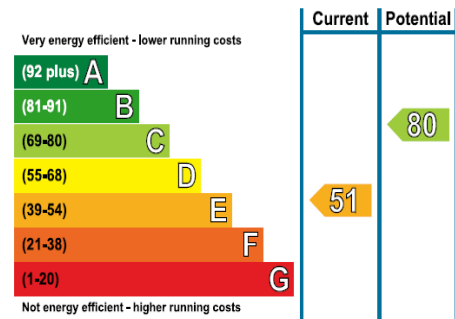
Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Fibre Installed (Contribution to Landlord)

Mobile phone reception: Check with your provider

Pets: Dogs considered, no Cats

Gardening: Tenant responsibility



Viewing:

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

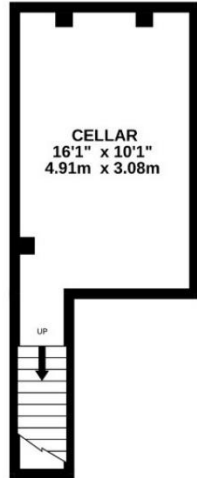
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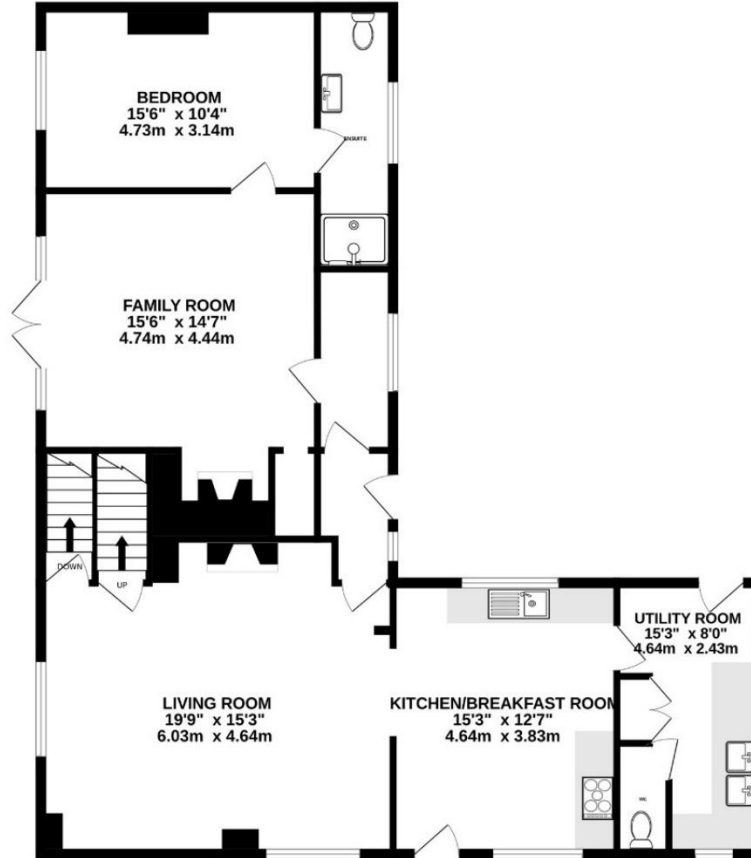
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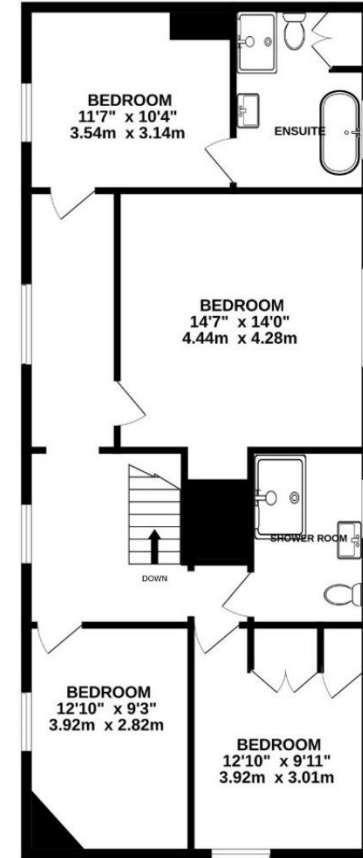
BASEMENT
191 sq.ft. (17.8 sq.m.) approx.



GROUND FLOOR
1212 sq.ft. (112.6 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 2287 sq.ft. (212.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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