



Empshott, Nr Selborne / Petersfield, Hampshire
£5,000 pcm excl.

THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management

Large, elegant Grange, situated on a quiet rural lane amidst the South Downs National Park set within glorious, private gardens and available for a residential or commercial tenancy.



Term: 12 months with the possibility of renewal
Unfurnished

Bedrooms – 7/10

Assured Shorthold Tenancy / Contractual Residential Tenancy / Commercial Tenancy

Key Features:

Large Farmhouse style Kitchen/Breakfast Room with AGA and Conservatory
Separate Utility Room, Cloakroom/W.C. and Cellar
Dining Room/Study and Separate Office
Sitting Room with Fireplace
Two Further Reception Rooms and W.C. (optional)
Seven Double Bedrooms (Two En Suite)
Three Family Bathrooms
Three Further Double Bedrooms/Store Rooms with Bathroom (optional and subject to separate negotiation)
Extensive Outbuildings
Large Well Stocked Garden and Walled Vegetable Garden (circa 0.5 acre)

Description:

This large, elegant Grange is situated on a quiet rural lane amidst the South Downs National Park and set within glorious, private gardens.

The property offers flexible, light and spacious family accommodation with the option to extend the space available, if required.

Situation:

Part of a rural estate, the property is situated within the South Downs National Park, approximately one mile south of Selbourne village with its post office, pub and attractions.

It is approximately 7 miles from both Petersfield and 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 based schools.

AVAILABLE NOW

Local Authority: East Hampshire District Council (Band H)

White Goods: Oil fired AGA with space and infrastructure for a Fridge/Freezer, Dishwasher, Washing Machine and Tumble Dryer

Heating: Oil fired

Drainage: Private

Curtains: Some to principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Fibre available (charges apply)

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Landlord responsible for hedges, trees and flower beds. Tenant responsible for lawn mowing and vegetable beds (if required).

Viewing:

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

Tel: 02392 632275

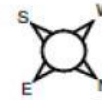
Email: info@countryhousecompany.co.uk

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





Empshott Grange, Empshott, Liss
 Approximate Gross Internal Area
 Main House = 7,434 sq ft / 691 sq m
 Outbuilding = 1,263 sq ft / 117 sq m
 Total = 8,697 sq ft / 808 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8327664/JPN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		





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