



Ditcham, Petersfield/South Harting, Hampshire

£1,850 pcm, excl.

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A Beautifully Renovated, Three Bedroom Semi-Detached Cottage,
Rurally Situated at the Foot of the South Downs, Yet Within Easy Reach of Petersfield



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

Bedrooms – 3

Key Features:

Porch
Open Plan Kitchen/Dining Space with Open Fire
Utility Room and W.C.
Sitting Room
Two Double Bedrooms
One Single Bedroom
Bathroom
Large Garden with Stunning Views
Double Brick Store
Private Parking

Description:

The cottage is set in a wonderful position with far reaching views to the South Downs. A contemporary kitchen and bathroom have recently been installed with new carpeting throughout.

Outside:

Outside, the cottage is approached by a shared driveway which divides to give parking for 2 cars. There is a good sized garden mainly laid to lawn with a vegetable area and soft fruit bushes. There are a range of brick outhouses, including a former workshop, in the enclosed rear courtyard. The cottage is situated on a quiet lane and enjoys stunning views on all sides.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 62 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Situation:

Ditcham lies in the heart of The South Downs National Park and is surrounded by numerous footpaths, bridleways and cycle paths. It is situated four miles from Petersfield with its range of shops and amenities including a main line station (Waterloo 60 mins) and 10 minutes from the A3. The property is within easy reach of both Buriton and South Harting with their village communities, primary schools, parish churches and pubs and is striking distance from the South Coast with its world class beaches and water sports facilities. There are plenty of well-regarded schools close at hand including The Petersfield School (TPS), Ditcham Park School, Westbourne House, Churcher's College and Bedales.

AVAILABLE NOW

Local Authority: East Hampshire District Council (Band D)

White Goods: Electric Oven and Hob, Fridge/Freezer and Washing Machine

Heating: Oil fired

Drainage: Private

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: Tenants responsibility

Viewing:

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

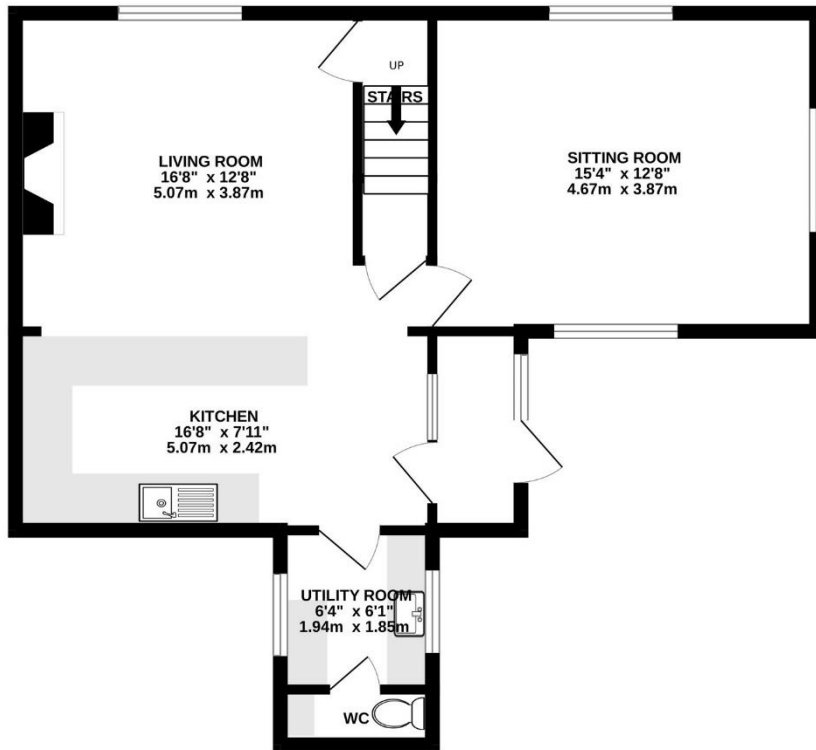
Tel: 02392 632275

Email: info@countryhousecompany.co.uk

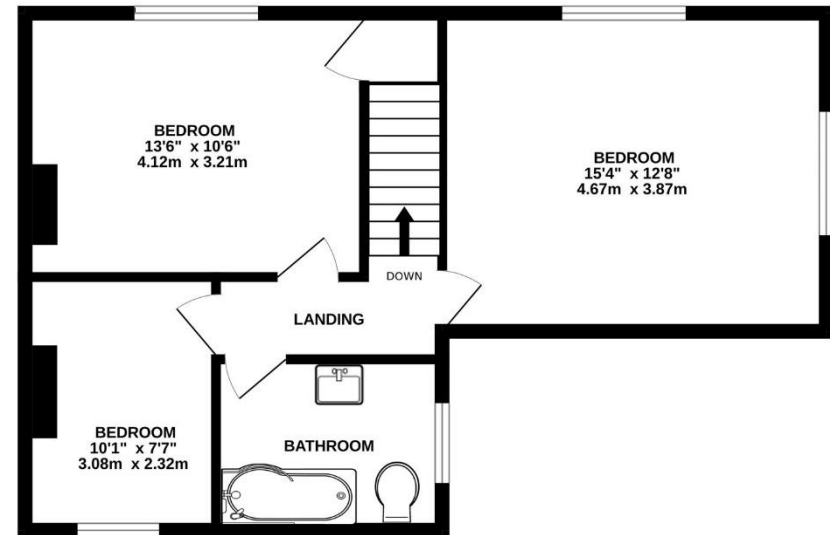
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



GROUND FLOOR
610 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 1141 sq.ft. (106.0 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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The Country House Company

02392 632 275 www.countryhousecompany.co.uk

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

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