



Colemore, Nr Petersfield / Alton, Hampshire  
£2,950 pcm excl., including gardening

A recently renovated single storey detached property set in an unbeatable rural location

THE  
COUNTRY  
HOUSE  
COMPANY  
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**Term:** 12 months with the possibility of renewal  
**Bedrooms – 4**  
**Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

**Key Features:**

Super Fast Fibre Broadband Ready  
Recently Renovated Throughout  
L-Shaped Spacious Living / Dining Area with Wood Burner  
Large, Fully Fitted Kitchen / Breakfast Room  
Utility / Cloakroom with Back Porch & separate Study  
Four Double Bedrooms  
Two Bathrooms (Family Bathroom and en suite Shower Room)  
Triple Garage with one Open Bay  
Large Enclosed Garden  
Private Rural Setting  
Good Position for Access to Schools

**Description:**

A very well laid out single-storey detached property set in an unbeatable rural location.

Recently renovated, the property is sunny and bright with uninterrupted views across the surrounding countryside.

In addition to the newly installed and spacious kitchen / breakfast room, there is a separate utility room with good storage and a lobby allowing 'muddy boot' access to the garden as well as a study.

The large L-shaped living / dining area benefits from windows on three sides, including French windows leading out to the garden. There is also a wood burner.

There are four double bedrooms, one with an en suite shower room, and a separate family bathroom.

**Outside:**

Externally, there are two closed garages and a third open bay as well as a small garden shed.

The large garden, laid mostly to lawn, surrounds the property which is accessed via its own private driveway.

**Situation:**

Colemore is a small hamlet, with the larger villages of Selborne & Froxfield close by, both of which had shops and thriving village school communities.

The property is also in a good position for access to schools such as Eggars School, Amery Hill School, Alton College, Bedales School, Churchers College, Alton Convent, St Swithun's.

Although rural, the property is only approximately 6 miles from Petersfield and Alton and around 10 miles from Winchester.

**Local Authority:** East Hampshire District Council (Band F)

**AVAILABLE APRIL 2022**



**White Goods:** 2 Electric Ovens, Induction Hob, Dishwasher, Fridge/Freezer with space and infrastructure for a Washing Machine and Tumble Dryer

**Heating:** Oil fired

**Drainage:** Private

**Curtains:** To principal rooms

**Flooring:** Carpets/ Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Included

**(Photos taken in 2020)**

**Viewing:**

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

Tel: 02392 632275

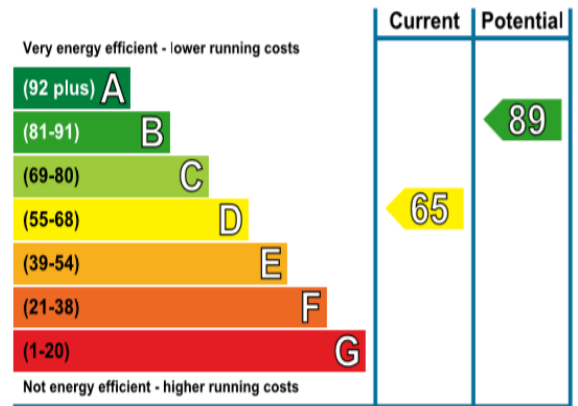
Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)



TOTAL APPROX. FLOOR AREA 1757 SQ.FT (163.2 SQ.M)  
 GARAGE 450 SQ.FT (41.8 SQ.M)  
 TOTAL 2207 SQ.FT (205.0 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.  
 floorplansUsketch 2019 (ID 593742)





## The Country House Company

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