



Upham, Nr Winchester / Bishops Waltham / Alresford, Hampshire

£1,950 pcm excl.

A three bedroom Lodge Cottage situated on a secluded country estate



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

Bedrooms – 3

Key Features:

Fully Fitted Kitchen with Dining Area
Sitting Room with Open Fire
Dining Room / Study / Snug
Two Double Bedrooms
One Single Bedroom
Family Bathroom with Shower over Bath
Glazed Boot / Coat Room
Enclosed Garden
Parking
Shed

Description:

This delightful detached Lodge Cottage is surrounded by a large, enclosed garden with woodland beyond.

Situation:

The Holt Estate is situated within the South Downs National Park and has been farmed and managed by the same family for three generations. The family take great pride in managing the farm and maintaining a quiet, rural setting and sense of community whilst respecting the privacy of the cottages let out within the grounds.

The Estate is located in glorious countryside just outside the village of Upham, not far from Cheriton, yet is within easy reach of Winchester with its main line station (five miles), Bishops Waltham (four miles) and the market town of Alresford (eight miles). There is easy access to the M3.

AVAILABLE MID JUNE 2022

White Goods: Electric oven and hob, dishwasher, washing machine with space and infrastructure for a fridge/freezer
Local Authority: Winchester City Council
Heating: Oil fired central heating
Drainage: Septic Tank – annual emptying required
Water: Private (contribution to Landlord)
Curtains: To principal rooms
Broadband availability: Available via Redraw wireless network
Mobile phone reception: Check with your provider
Gardening: Tenant responsibility
Pets: Suitable for a dog – no cats
Logs available to purchase from the Estate

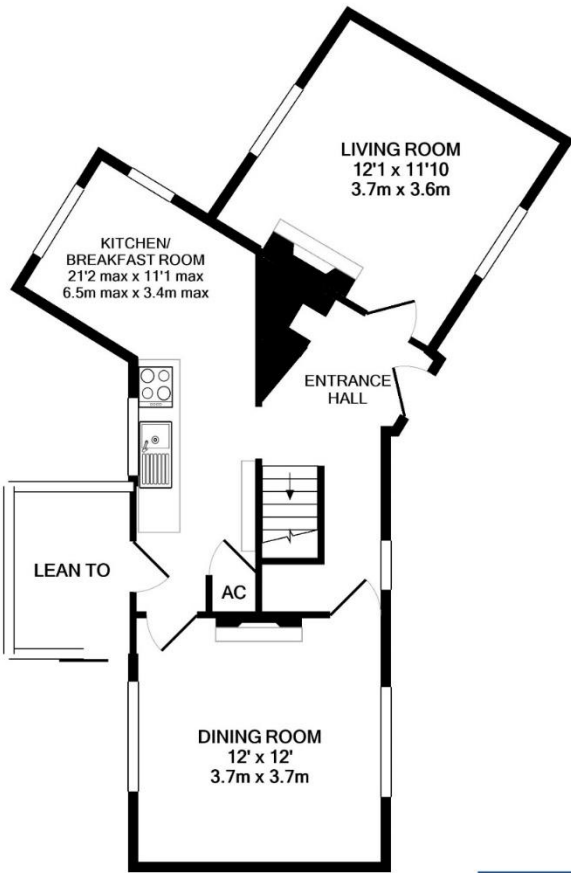
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Viewing:

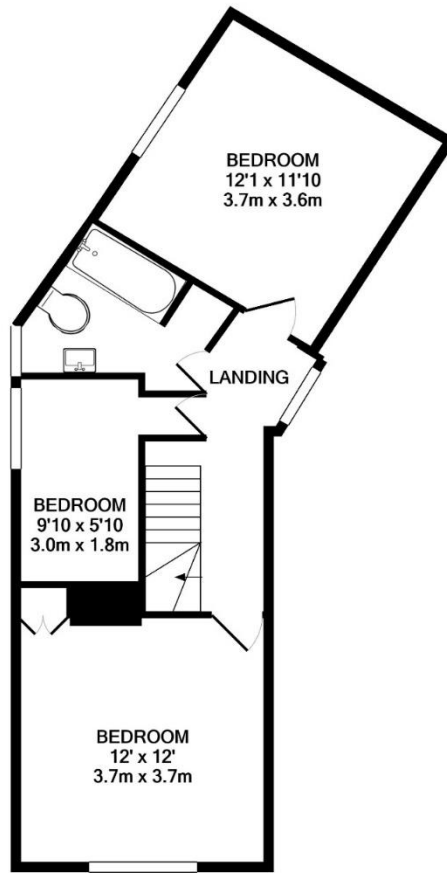
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.
Tel: 02392 632275
Email: info@countryhousecompany.co.uk

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





GROUND FLOOR
APPROX. FLOOR
AREA 568 SQ.FT.
(52.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)



TOTAL APPROX. FLOOR AREA 1052 SQ.FT. (97.7 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

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