



Warnford, Nr Winchester / Petersfield, Hampshire
£1,950 pcm excl.

Three Bedroom Semi Detached Cottage with Annexe in
the Popular Meon Valley Village of Warnford



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

Bedrooms – 3

Key Features:

Open Plan Kitchen / Dining Area with Oil Fired Range
Sitting Room with Open Fire
Cloakroom / W.C. / Shower Room
Two Double Bedrooms
Single Bedroom (With Fitted Four Poster Bed)
Family Bathroom
Separate Annexe / Home Office
Large Garden with Raised Terrace
Garage and Potting Shed
Private Parking

Outside:

In the garden there is a large separate annexe ideally suited as a home office / snug / games room / gym. There is also a W.C. Externally, in addition to the annexe, there is a detached single garage which leads through into an adjoined potting shed.

Situation:

Set in the sought-after and thriving Meon Valley village of Warnford, the property is quietly located within a short walk to the village hall and the popular childrens' playground. The village has an active village community with highly regarded infant/junior schools nearby at Meonstoke and West Meon.

The property is situated on a small, quiet lane set away from the main road and is surrounded by open countryside. Petersfield with its main line station and excellent schools is ten miles away with Winchester miles away and the beautiful market town of Alresford with its wealth of independent shops, restaurants and cafes seven miles away

AVAILABLE END FEBRUARY 2023

Local Authority: Winchester City Council (Band D)

White Goods: Sandyford Oil Fired Range Cooker, Dishwasher, 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: Not Suitable

Gardening: Tenant responsibility

Viewing:

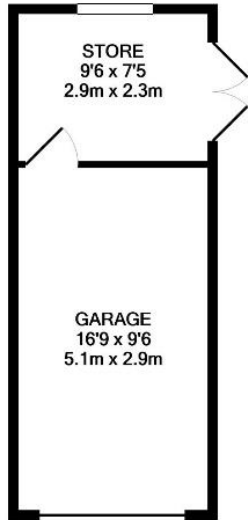
Strictly by appointment with The Country House Company, as many properties are already occupied and we wish to respect privacy.

Tel: 02392 632275

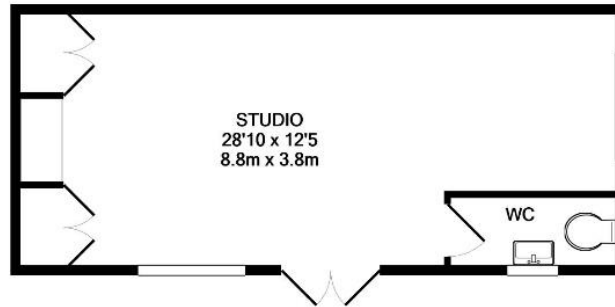
Email: info@countryhousecompany.co.uk

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



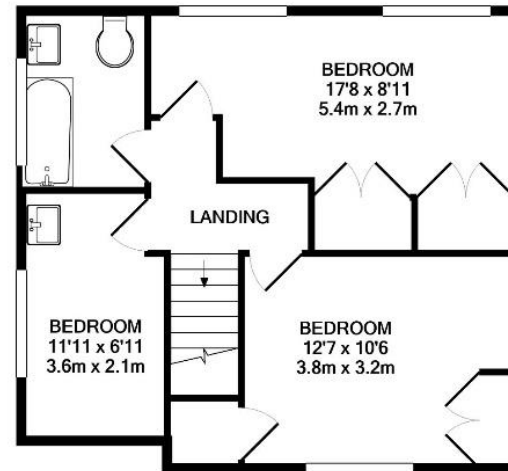
GARAGE
APPROX. FLOOR
AREA 230 SQ.FT.
(21.3 SQ.M.)



STUDIO
APPROX. FLOOR
AREA 359 SQ.FT.
(33.4 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 521 SQ.FT.
(48.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 508 SQ.FT.
(47.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 1617 SQ.FT. (150.2 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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