



Noar Hill, Nr Selborne / Petersfield, Hampshire

£5,495 pcm excl.

THE
COUNTRY
HOUSE
COMPANY
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A recently renovated five bedroom Farmhouse with stunning views situated in an unrivalled private and rural location



Term: Long Term
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 5

Key Features:

Fully Fitted Open Plan Kitchen/Dining/Living Space with Range Cooker and Wood Burning Stove
Separate Boot Room, Utility Room and Two W.C.'s
Sitting Room with Wood Burning Stove and Study Area
Two Ground Floor Double Bedrooms
Ground Floor Family Bathroom (Shower and Bath)
Three First Floor Double Bedrooms One with Adjoining Bathroom (Shower and Bath)
Family Shower Room
Garage
Large Garden with Terraces
Stunning, Uninterrupted Views on all Sides

Description:

This beautiful farmhouse is set in glorious countryside and is situated in an unrivalled private and rural location.

The property offers good, spacious family accommodation with two woodburning stoves, along with a recently fitted kitchen and modern bathrooms; all with top of the range fixtures and fittings, including three separate showers. There is ample outside space both for recreation and entertaining along with a good sized garage.

Having been completely renovated and freshly painted throughout, this property has a contemporary feel with spacious and versatile living space, yet offers a wealth of charm and character commensurate with its age.

Situation:

Part of a rural estate, the property is situated within the South Downs National Park, approximately one mile from Selborne village with its Post Office, Pub, and attractions.

The property is within easy reach of The Hangers Way and the numerous footpaths, bridleways and cycle paths surrounding Noar Hill.

It is approximately 5 miles from Petersfield and 7 miles from Alton with their mainline stations and local amenities.

Local Authority: East Hampshire District Council (Band G)

BEGINNING SEPTEMBER 2023

White Goods: Electric range cooker with space and infrastructure for a fridge/freezer, dishwasher, washing machine and tumble dryer

Heating: Oil fired

Electricity: Mains, supplemented by Solar Panels

Drainage: Private

Flooring: Carpets/Wood Effect/Cork Tiles

Broadband availability: Fibre installed

Mobile phone reception: Check with your provider

Pets: Considered (strictly no cats)

Gardening: Landlord responsible for hedges and trees. Tenant responsible for lawn mowing and beds.

Viewing:

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

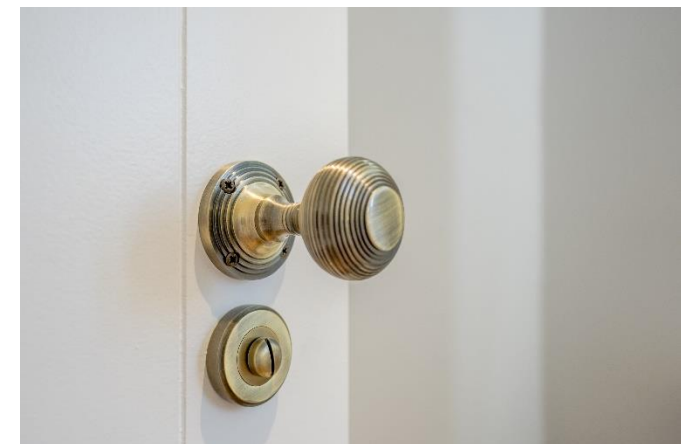
Tel: 02392 632275

Email: info@countryhousecompany.co.uk

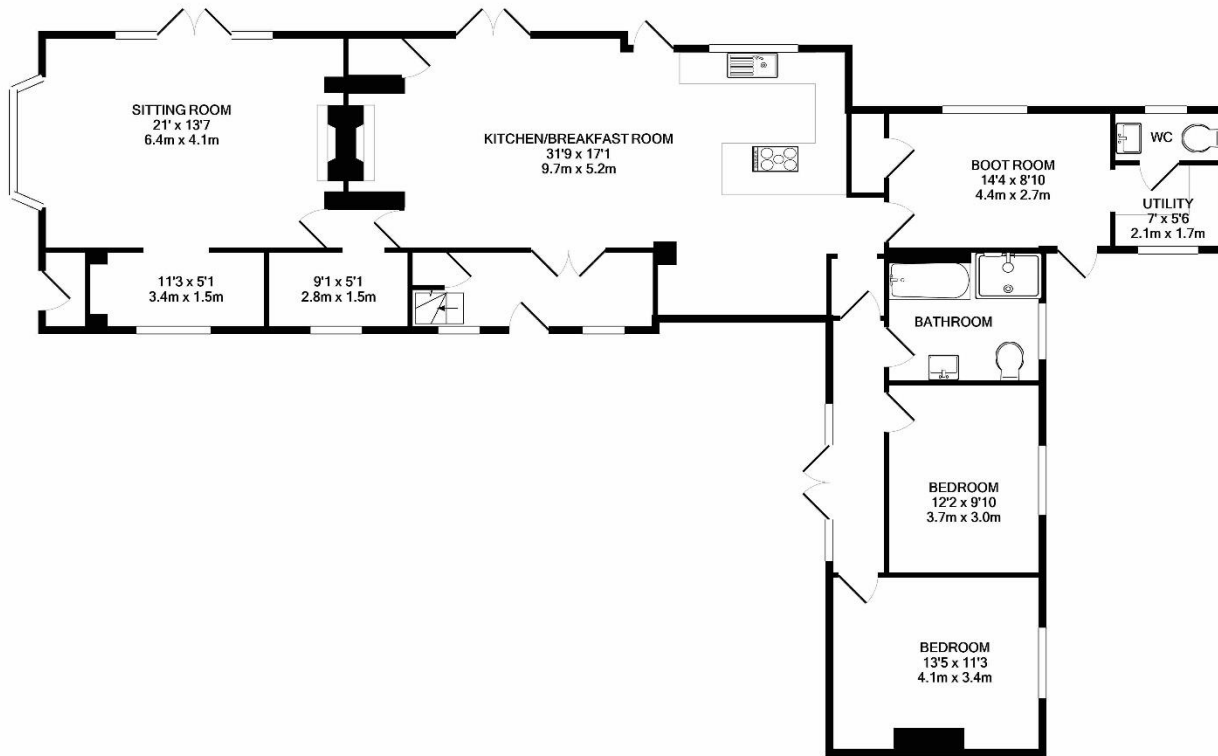
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



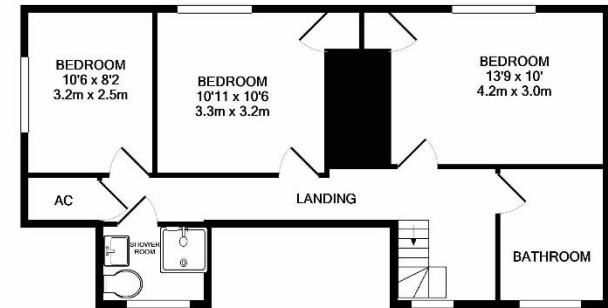
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	89 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR
 APPROX. FLOOR
 AREA 1549 SQ.FT.
 (143.9 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 574 SQ.FT.
 (53.3 SQ.M.)



TOTAL APPROX. FLOOR AREA 2123 SQ.FT. (197.2 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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The Country House Company

02392 632 275 www.countryhousecompany.co.uk

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

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