



Swanmore, Nr Bishops Waltham / Winchester, Hampshire

£2,250 pcm, excl.

Charming, Detached Three Bedroom Former Coach House Located on a Rural Estate

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

Bedrooms – 3

Key Features:

Attractive Former Coach House on Rural Estate
Fully Fitted Kitchen
Sitting Room with Open Fire
Dining Room
Cloakroom / W.C.
Three Double Bedrooms
Family Bathroom
Large Mature Garden with Fruit Trees
Single Detached Garage

Situation:

The Holywell Estate is situated in glorious countryside within the South Downs National Park. This charming cottage, whilst located in the heart of the thriving Estate, offers a quiet, rural setting and the privacy afforded by a detached property set within its own grounds.

The Estate is located in the highly sought after Meon Valley, with easy access to a number of excellent walking, cycling and riding routes and close to the historic towns of Bishops Waltham and Wickham. Winchester, Portsmouth and Southampton with good transport links are all within easy reach.

AVAILABLE AUGUST 2023

Local Authority: Winchester City Council (Band E)

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

Heating: Sub Metered Bio-Mass Heating and Hot Water

Water and Drainage: Private – contribution to landlord

Curtains: To principal rooms

Flooring: Carpets / Wood Effect Flooring

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

Viewing:

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

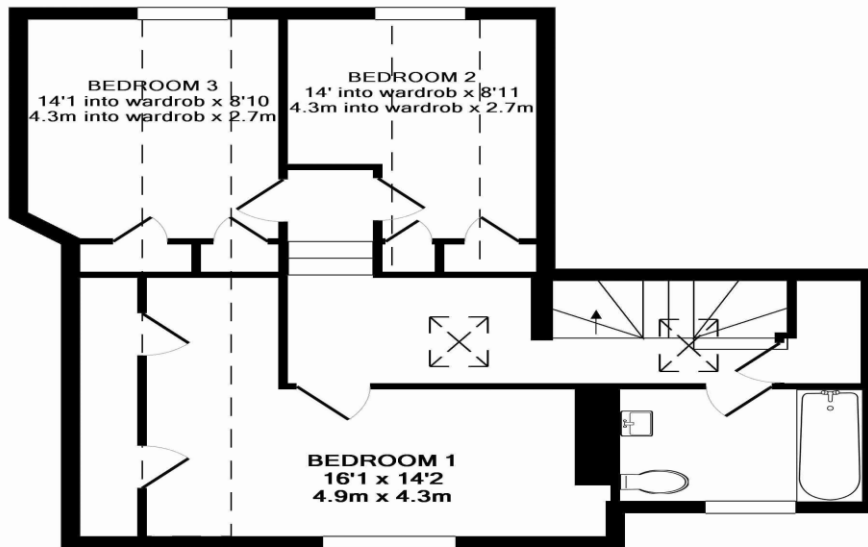
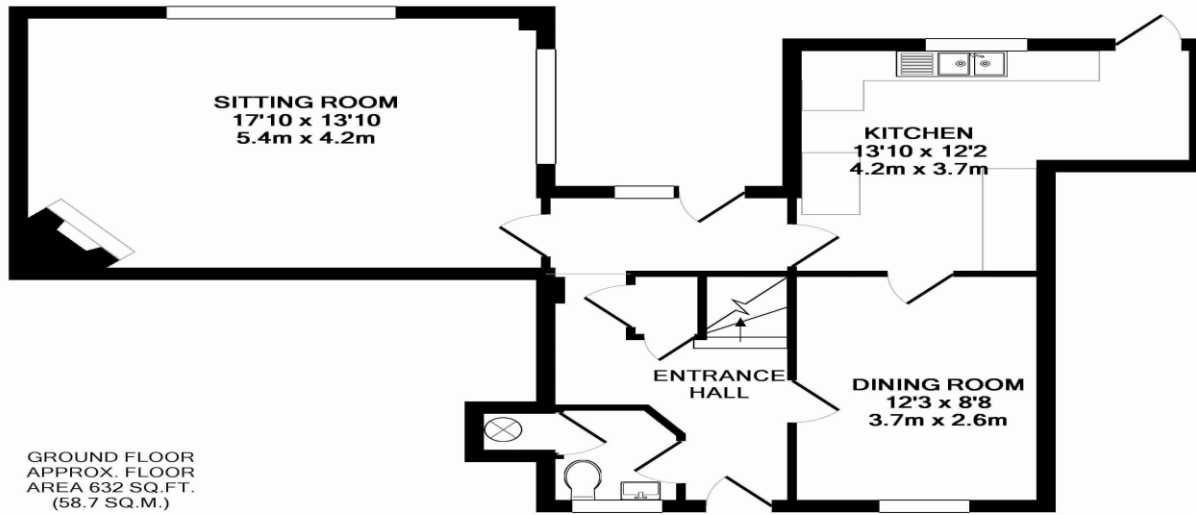
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Please contact The Country House Company for further details – www.countryhousecompany.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		





TOTAL APPROX. FLOOR AREA 1234 SQ.FT. (114.7 SQ.M.)

THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER. Whilst every attempt has been made to ensure the accuracy of the floor plan shown here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





The Country House Company

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