



Swanmore, Nr Bishops Waltham / Winchester, Hampshire

£2,750 pcm, excl.

A well presented, detached four bedroom family house in a wonderful rural Estate setting

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

Bedrooms – 4

Key Features:

Fully Fitted Kitchen / Breakfast Room with Electric AGA
Dining / Sitting Room
Study
Conservatory
Utility Room / Cloakroom
Four Double Bedrooms
Family Bathroom
Shower Room
Large Storage Barn
Private Garden and Gated Driveway

Description:

A beautifully presented family house set within the grounds of a Country Estate with wonderful rural views. Approached via double gates and a gravelled driveway, the property offers spacious and flexible accommodation with a triple aspect conservatory opening to the terrace and garden and views beyond, study, dining/sitting room and fully fitted kitchen/breakfast room with electric AGA.

There are four good sized bedrooms (two with integral wardrobes) on the first floor and two bathrooms, one with bath and the other with shower. There is the added bonus a large, detached storage barn.

Outside:

The private, enclosed garden (approximately 0.3 acres) has a large terrace and is laid mainly to lawn with established trees and shrubs. There is ample parking on the gravelled driveway.

Situation:

Privately situated on the Holywell Estate, with easy access to a number of public rights of way affording excellent walking and riding and close to the historic towns of Bishops Waltham and Wickham, both offering good local shopping and schools. Winchester, Portsmouth and Southampton are within easy reach.

AVAILABLE NOW

Local Authority: Winchester City Council (Band E)

White Goods: Electric AGA, Electric Oven and Hob, Fridge, Freezer, Dishwasher with Space and Infrastructure for a Washing Machine and Tumble Dryer

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: Considered

Gardening: Tenant responsibility

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

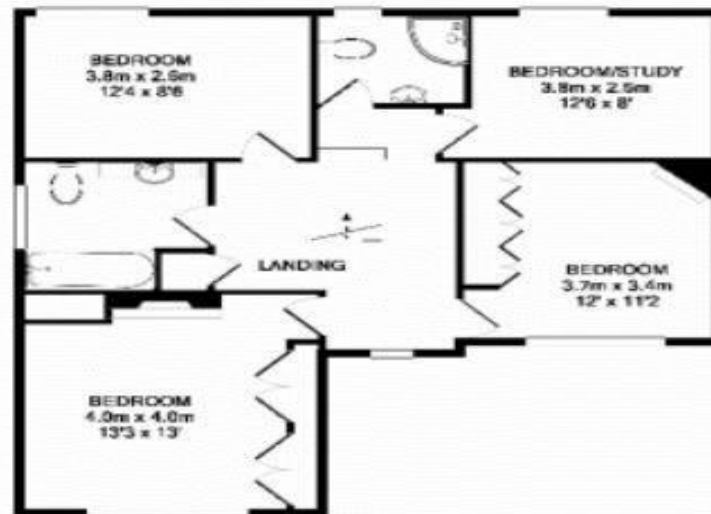
Viewing:

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



TOTAL APPROX. FLOOR AREA 164.3 SQ.M. (1769 SQ.FT.)

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