



Abbotstone, Alresford / Winchester / Petersfield, Hampshire
£3,750 pcm excl., including gardening

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A recently renovated semi-detached country house with separate home office/annexe
on the edge of the sought after market town of Alresford



Term: 12 months with the possibility of renewal **Bedrooms – 3/4**
Unfurnished/Furnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

- Fully Fitted Kitchen/Dining Room and Separate Utility Room
- Sitting Room with Wood Burning Stove
- Studio/Study off Entrance Hallway
- Master Bedroom with Walk In Wardrobe and En Suite Shower Room
- Two Further Double Bedrooms
- Family Bathroom
- Separate Home Office/Bedroom Four/Shower Room
- Garage and Store Room/Workshop
- Large Garden with Terrace, Raised Beds and Stable Storage

Description:

This is a beautifully renovated house, finished to an extremely high standard with top of the range fixtures and fittings throughout offering a wonderful secluded home, perfect as a weekend retreat or for full time family living. It is situated on a quiet rural lane in the heart of the beautiful Hampshire countryside within easy walking reach of a network of footpaths, cycle routes and bridleways.

The property sits within a large, private plot surrounded by open fields. Accessed via electric security gates, the garden is laid to lawn with raised vegetable beds and a large, sunny terrace.

This delightful property is a short drive [2.5 miles] from the historic market town of Alresford with its wealth of small independent shops, restaurants and cafes or Winchester [8 miles] with its cathedral, renowned schools, amenities and main line station (London Waterloo one hour) and Petersfield [13 miles].

The property is further enhanced by the addition of a separate fully fitted home office/annexe with a vaulted oak framed living space/fourth bedroom/gym and separate shower room.

There is ample parking on the driveway along with a garage, workshop and stable storage.

AVAILABLE MID APRIL 2022

Local Authority: Winchester City Council (Band E)

White Goods: Everhot Electric Stove, Microwave, 2 x Fridges, Freezer, Dishwasher, Washing Machine and Tumble Dryer

Heating: Ground Source Heating and Solar Panels

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Fast via an EE 4GEE mast

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included

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

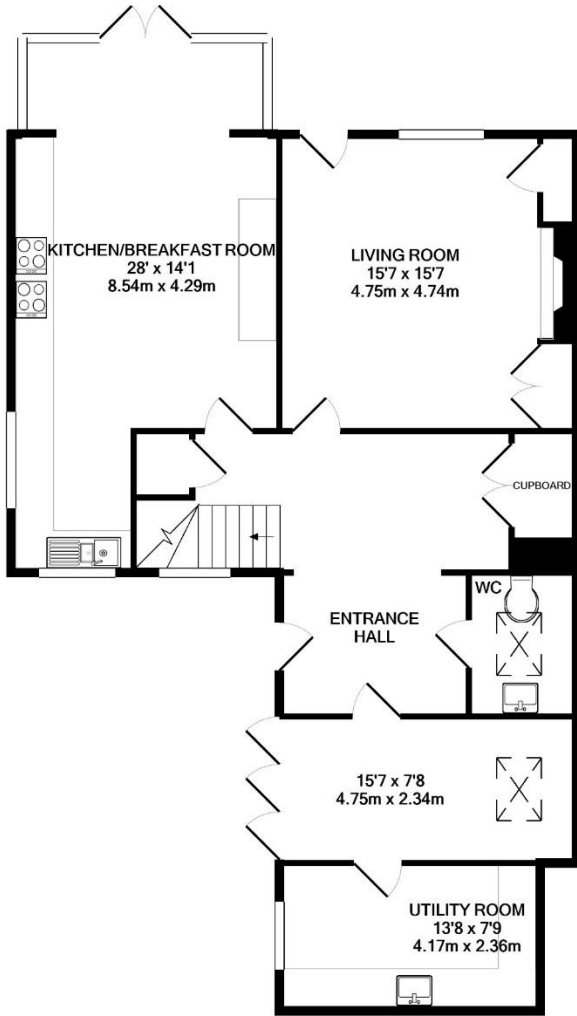
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



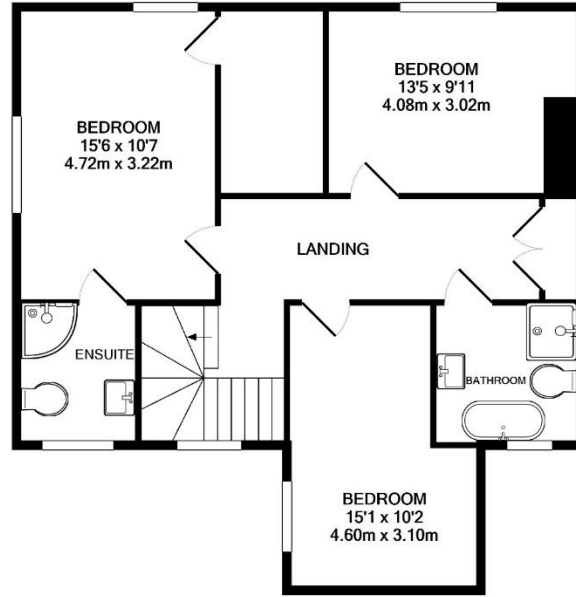
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



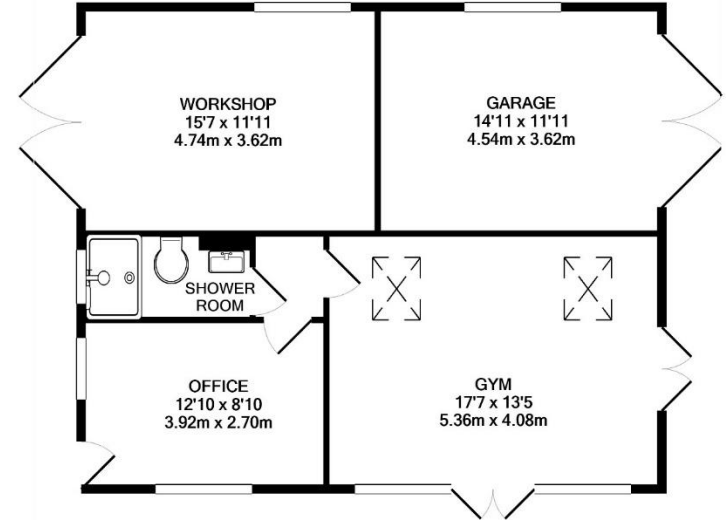




GROUND FLOOR
APPROX. FLOOR
AREA 1083 SQ.FT.
(100.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 747 SQ.FT.
(69.4 SQ.M.)



OUTBUILDING
APPROX. FLOOR
AREA 767 SQ.FT.
(71.2 SQ.M.)



TOTAL APPROX. FLOOR AREA 2597 SQ.FT. (241.2 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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