



Empshott, Nr Selborne / Petersfield, Hampshire

£1,750 pcm excl

Newly Renovated Semi-Detached Cottage set in glorious countryside

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

Bedrooms – 3

Key Features:

NEWLY RENOVATED COTTAGE
Fully Fitted Kitchen / Dining Area
Utility Room and Boot Room
Sitting Room with Wood Burner
Bedroom Three
Shower Room with W.C.
Two Double Bedrooms (One En Suite)
Garden
Driveway Parking with Turning Space
Uninterrupted Views

Description:

This pretty semi-detached cottage is set in glorious countryside and is situated in an unrivalled private and rural location on a quiet lane surrounded by open countryside.

The property has recently been fully refurbished. It offers good, spacious family accommodation with a woodburning stoves, along with a newly fitted kitchen and modern bathrooms; all with top of the range fixtures and fittings. There is ample outside space both for recreation and parking.

Having been completely renovated and freshly painted and re-carpeted throughout, this property has a contemporary feel with spacious and versatile living space.

Situation:

Part of a rural estate, the property is situated within the South Downs National Park, approximately one mile south of Selbourne village with its post office, pub and attractions.

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

AVAILABLE NOW

White Goods: Space and infrastructure for Electric Oven with Hob, Fridge Freezer, Dishwasher, Washing Machine & Tumble Dryer

Heating: Oil Fired

Drainage: Private

Flooring: Carpets/Vinyl

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Dogs Considered, No Cats

Gardening: Tenant Responsibility

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

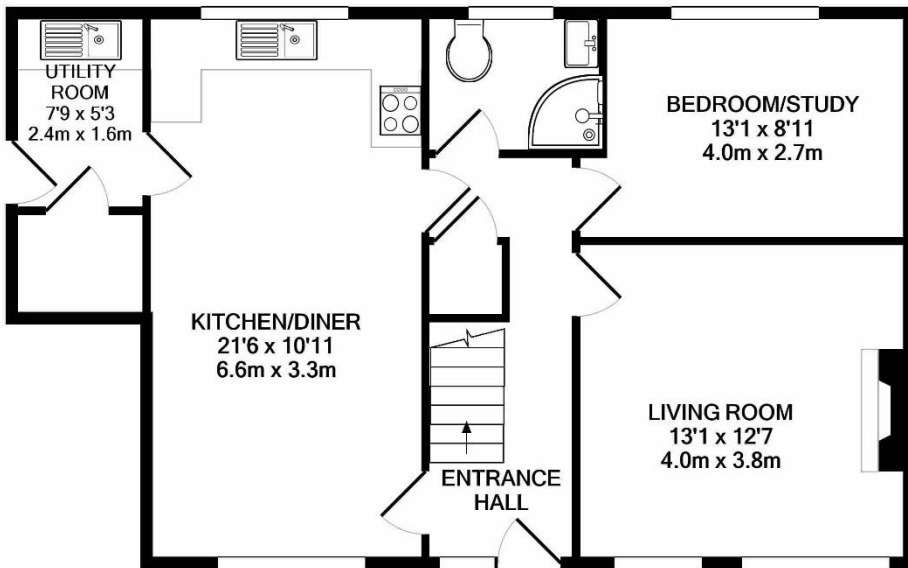
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



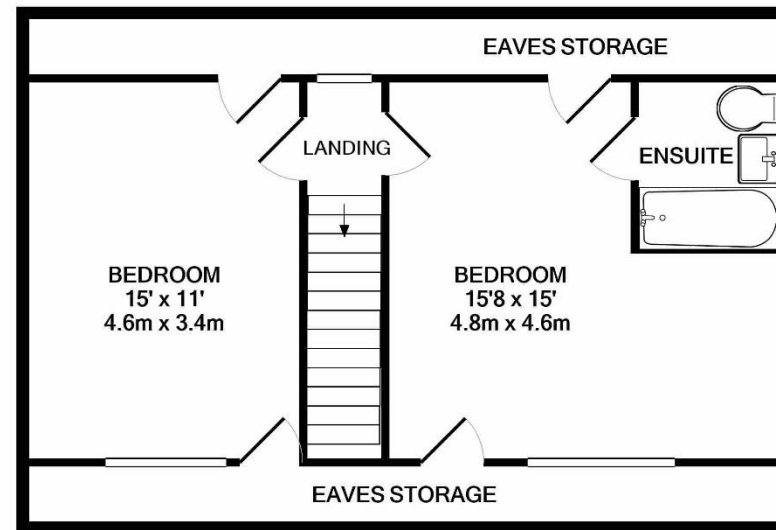
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 c
55-68	D	66 d	
39-54	E		
21-38	F		
1-20	G		







GROUND FLOOR
APPROX. FLOOR
AREA 706 SQ.FT.
(65.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 602 SQ.FT.
(55.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1308 SQ.FT. (121.6 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





The Country House Company

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