



Curdrige, Nr Bishops Waltham / Botley, Hampshire  
£2,950pcm, excl., including gardening

Attractive Three Bedroom Detached House with Walled Garden

THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management



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

**Bedrooms – 3**

**Key Features:**

Fully Fitted Kitchen / Breakfast Room with AGA  
Sitting Room with Open Fire  
Dining Room with Open Fire  
Utility Room  
Cloakroom / W.C.  
Principal Bedroom with En Suite Shower  
Two Further Double Bedrooms  
Family Bathroom  
Walled Garden with Greenhouse, Wood Store and Workshop / Potting Shed  
Double Carport

**Description:**

This beautiful three bedroom detached house offers charm and character. The well-presented accommodation comprises a sitting room, dining room, spacious kitchen/breakfast room, utility and cloakroom on the ground floor. On the first floor there are three good sized double bedrooms (one en suite) and a family bathroom.

The walled garden is a particular feature with its abundance of mature flowerbeds, borders, trees and shrubs intersected by lawns and gravel paths.

**Situation:**

The popular village of Curdrige, with its primary school, church and cricket pitch, is situated close to the market towns of Bishops Waltham and Wickham. Botley station, with its direct rail link to London, is within walking distance. There is easy access to Winchester (14 miles), Southampton (8 miles), Portsmouth and Petersfield.

**AVAILABLE APRIL 2024**

**Local Authority:** Winchester City Council (Band F)

**White Goods:** AGA (mains gas), Oven and Gas Hob, Fridge/Freezer, Integrated Wine Fridge, Dishwasher and Washing Machine.

**Heating:** Mains Gas

**Drainage:** Mains

**Water:** Mains

**Curtains:** To Principal Rooms

**Broadband availability:** FTTC – Superfast

**Mobile phone reception:** Check with your Provider

**Pets:** Considered

**Gardening:** Included

**Parking:** Private – Driveway and Car Port

**Viewing:**

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

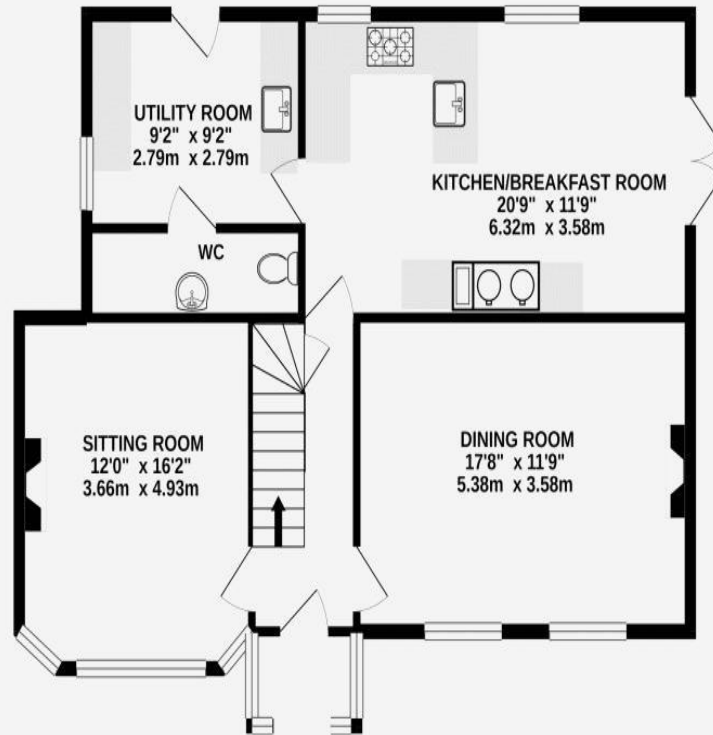
Tel: 02392 632275

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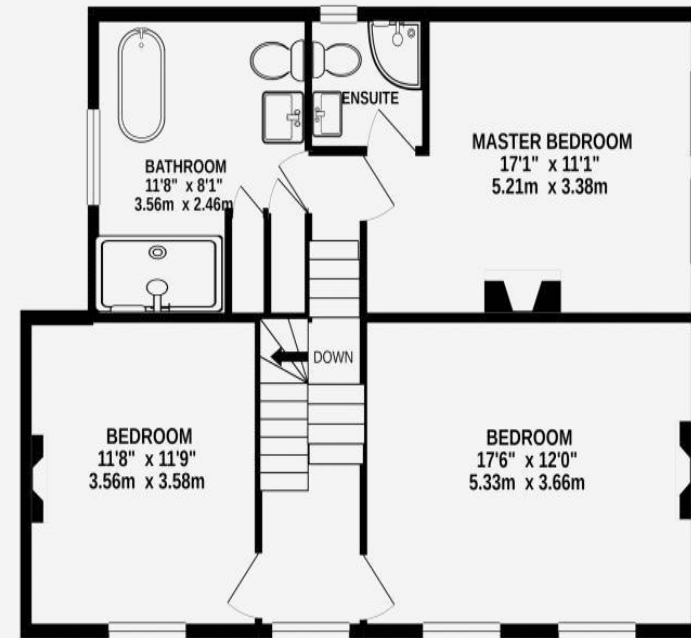
Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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