



Warnford, Nr Winchester / Petersfield, Hampshire

£1,350 pcm excl.

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A delightful, recently built brick cottage set in the popular village of Warnford



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

Bedrooms – 3

Key Features:

Semi Detached Cottage
Recently Built
Fitted Kitchen/Breakfast Room
Dining Room
Sitting Room with Woodburner
Ground Floor Shower Room
Two Double Bedrooms and One Single Bedroom
Family Bathroom
Front and Rear Garden
Off Road Parking

Description:

No. 2 of a pair - A delightful, recently built brick cottage set in the popular village of Warnford, within easy distance of Winchester and Petersfield with wonderful views. This lovely property has a sitting room with woodburner leading into the dining room/study and onto the kitchen/breakfast room. The modern fitted kitchen, with excellent range of cupboards and work counters, has space for washing machine and fridge freezer. A downstairs W.C. and shower room completes the ground floor accommodation. On the first floor there are two double bedrooms and a single bedroom, all with fitted wardrobes along with a modern family bathroom (with shower over the bath) and airing cupboard.

Outside:

Outside there is a pretty low maintenance garden to the front and rear of the property and allocated off road parking. There is excellent access to walking, riding and cycling directly from the cottage and access to a locally renowned, privately owned playground.

Situation:

Set in the sought-after and thriving Meon Valley village of Warnford, the property is quietly located within a short walk to the village hall and the popular childrens' playground.

The village has an active village community with highly regarded infant/junior schools nearby at Meonstoke and West Meon.

Situated approximately two miles north of the village of Exton and one and a half miles south of West Meon. Winchester is approximately twelve miles, Alton twelve miles and both Petersfield and Fareham are approximately ten miles away – all with mainline railway stations.

AVAILABLE NOW

Local Authority: Winchester City Council (Band E)

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

Heating: Air Source Heating Unit

Drainage: Private

Curtains: To principal rooms

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.

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		92 A
81-91	B	81 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





The Country House Company

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