



THE  
COUNTRY  
HOUSE  
COMPANY  
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Clanfield, Nr Petersfield, Hampshire  
£3,250 pcm excl., including gardening

A stunning and unique 3/4 Bedroom house with large gardens within the  
South Downs National Park







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

**Bedrooms – 3/4**

**Key Features:**

Entrance Hall  
Kitchen / Dining Room  
Family room  
Sitting Room / Bedroom 4  
Study, Utility Room  
Family Shower Room / Cloakroom  
Two Double Bedrooms with Ensuite Bathrooms  
Further Double Bedroom  
Garage, Store/Workshop  
Large Garden

**Description:**

This former chapel is beautifully presented throughout with versatile, light and spacious accommodation brimming with character and charm.

**Outside:**

Outside, to the front of the house is ample parking along with a single garage. The main gardens lie to the rear of the house with a pretty paved terrace and pathway.

There is an oak framed outbuilding/workshop and store in the grounds.

**Situation:**

The property is located in the heart of the South Downs National Park and at the end of a no through lane with far reaching countryside views.

From the lane there is direct access to public footpaths and onto the South Downs National Way with Butser Hill and The Queen Elizabeth Country Park close by, making it the ideal location for countryside pursuits and walking.

Also nearby are the amenities at Clanfield with the local school positioned along the lane and shop and public house within reasonable walking distance. Easy access to the A3 makes it the ideal destination for commuters with train services from Petersfield to London Waterloo. Petersfield – 7 miles Portsmouth – 15 miles.

Schools within easy reach are Churchers College, Ditcham Park School, Bedales, The Petersfield School and Bohunt.

**AVAILABLE AUGUST 2022**

**Local Authority:** East Hampshire District Council (Band D)

**White Goods:** Gas AGA, Dishwasher, Fridge/Freezer, position and infrastructure for Washing Machine, Tumble Dryer and Chest Freezer

**Heating:** Mains gas, some underfloor heating to the ground floor

**Drainage:** Mains

**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Superfast (32Mbps)

**Mobile phone reception:** Good coverage for all major networks

**Pets:** Considered

**Gardening:** Landlord responsible for rear garden from top of the steps, including lawn mowing. Tenant responsible for rear terrace and front garden. Landlord will trim/prune all hedges and trees

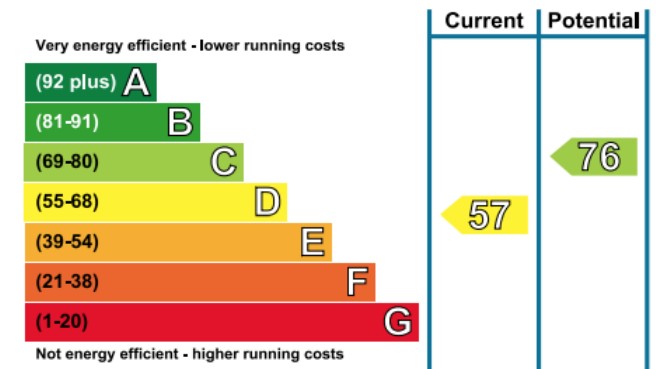
**Viewing:**

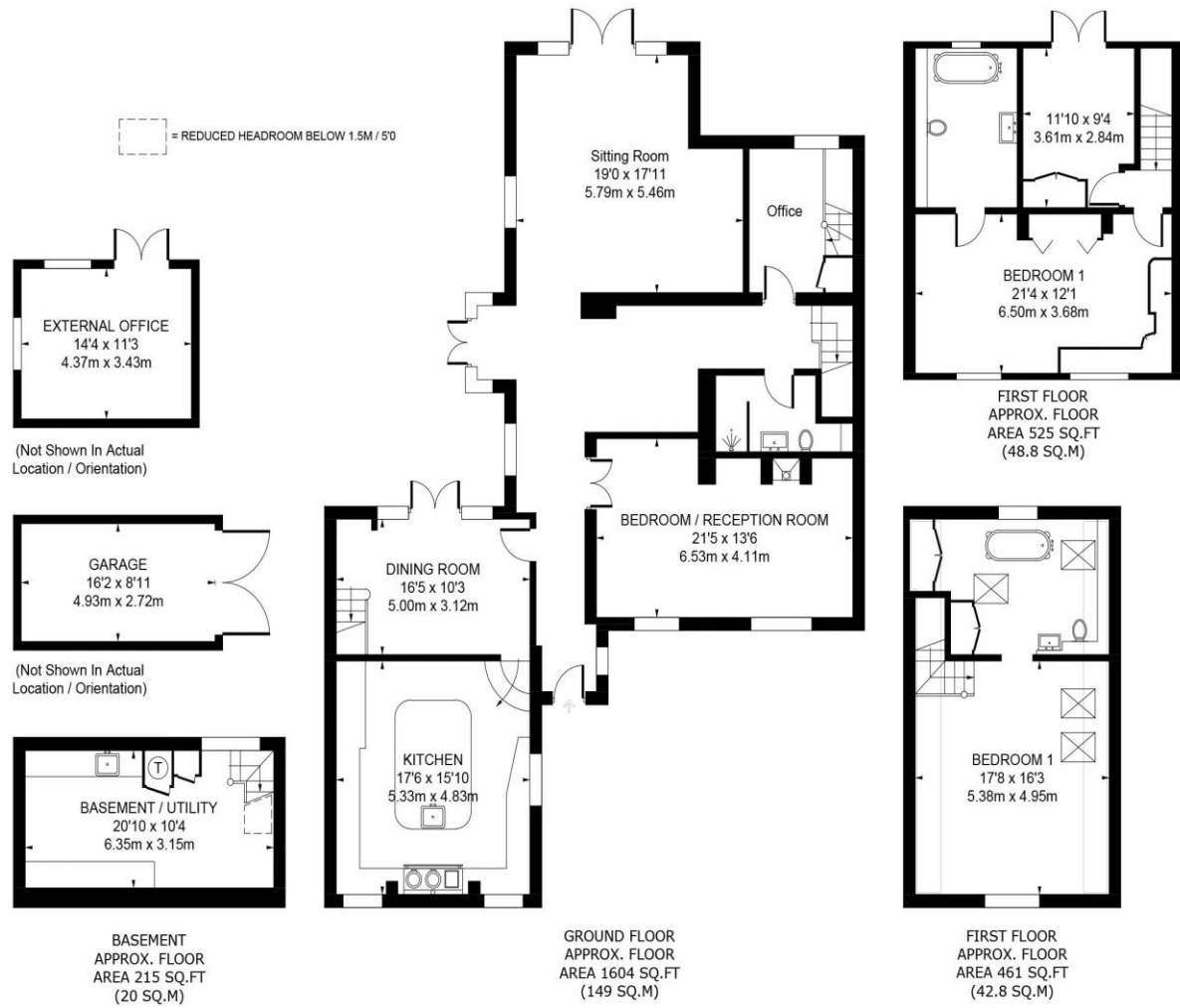
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

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





**TOTAL APPROX. FLOOR AREA = 2590 SQ.FT (240 SQ.M)**

**BASEMENT = 215 SQ.FT (20 SQ.M)**

**GARAGE = 144 SQ.FT (13.4 SQ.M)**

**EXTERNAL OFFICE = 161 SQ.FT (15 SQ.M)**

**TOTAL = 3110 SQ.FT (288.4 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.

floorplansUsketch 2020 (ID 649580)







## The Country House Company

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