



Upham, Nr Winchester / Bishops Waltham, Hampshire

£1,450 pcm excl.

THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

A Light and Spacious Two Bedroom Single Storey Cottage Situated on a Secluded Country Estate



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

**Bedrooms – 2**

**Key Features:**

- Fully Fitted Kitchen with Larder
- Sitting Room with Open Fire
- Two Double Bedrooms
- Family Bathroom
- Enclosed Garden
- Parking for Two Vehicles
- Brick Woodstore
- Garage Storage with Electricity Supply

**Situation:**

The Holt Estate is situated within the South Downs National Park and has been farmed and managed by the same family for three generations. The family take great pride in managing the farm and maintaining a quiet, rural setting and sense of community whilst respecting the privacy of the cottages let out within the grounds.

The Estate is located in glorious countryside just outside the village of Upham, not far from Cheriton, yet is within easy reach of Winchester with its main line station (five miles), Bishops Waltham (four miles) and the market town of Alresford (eight miles). There is easy access to the M3.

**AVAILABLE BEGINNING AUGUST 2023**

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

**White Goods:** Electric oven and hob, slimline dishwasher, washer/dryer and space for an under counter fridge/freezer

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

**Heating:** Biomass boiler (sub-metered into property)

**Water and Drainage:** Private (contribution to Landlord)

**Curtains:** To principal rooms

**Broadband availability:** Available via Redraw wireless network

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

**Gardening:** Tenant responsibility

**Logs available to purchase from the Estate**

**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](mailto:info@countryhousecompany.co.uk)

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		
39-54	E	54 E	
21-38	F		
1-20	G		





## The Country House Company

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