



Iping, Nr Midhurst / Petersfield, West Sussex
£1,690 pcm excl but inclusive of lawn mowing and hedges

A rural lodge cottage set within a small country estate wonderfully positioned with far reaching views over the South Downs



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

Bedrooms – 3

Key features:

Open plan living area with Kitchen
Hall
2 Double Bedrooms
Family Bathroom
Separate WC
Study / 3rd Bedroom
Oil Fired Central Heating
Large enclosed private garden (mowing included)
Driveway
Stabling / Dry Storage

Description:

A wonderfully positioned, rural Lodge Cottage situated on a small Country Estate with far reaching views over the South Downs.

Single storey cottage, which in parts dates from the 18th Century, in local stone with mullion insets. The property offers a large open plan living area with woodburner and well-fitted kitchen, 2 double bedrooms and walk through 3rd bedroom/study with good additional storage, a fitted bathroom with electric shower over the bath, separate W.C. and a utility cupboard, which houses a washing machine and a tumble dryer.

Outside:

Outside the cottage benefits from a large enclosed private garden with stunning views over the South Downs and surrounding countryside. There is ample parking space and a covered car port. Several loose boxes, located on the private driveway, are available to the Tenant for storage purposes.

Situation:

The cottage is situated on a south facing hill some 4 miles from Midhurst and approximately 6 miles from Petersfield via the A272, just north of the very picturesque village of Iping, with its famous stone bridge across the river Rother.

Milland, with its village shop/cafe and award-winning pub, is just to the north with access to Haslemere (approx 7 miles) and its main line railway station (London Waterloo 50 mins), and the nearby A3.

Local Authority:

Chichester District Council - Band E

Availability: July 2019

White Goods: Electric cooker/hob, dishwasher, fridge/freezer, washing machine and tumble dryer

Heating: Oil fired

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Preferably not

Gardening: Mowing and hedges included

Viewing:

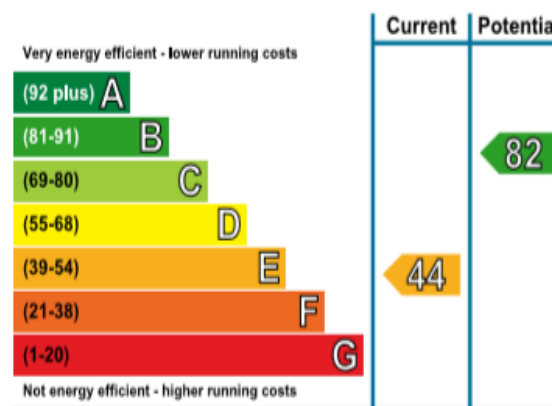
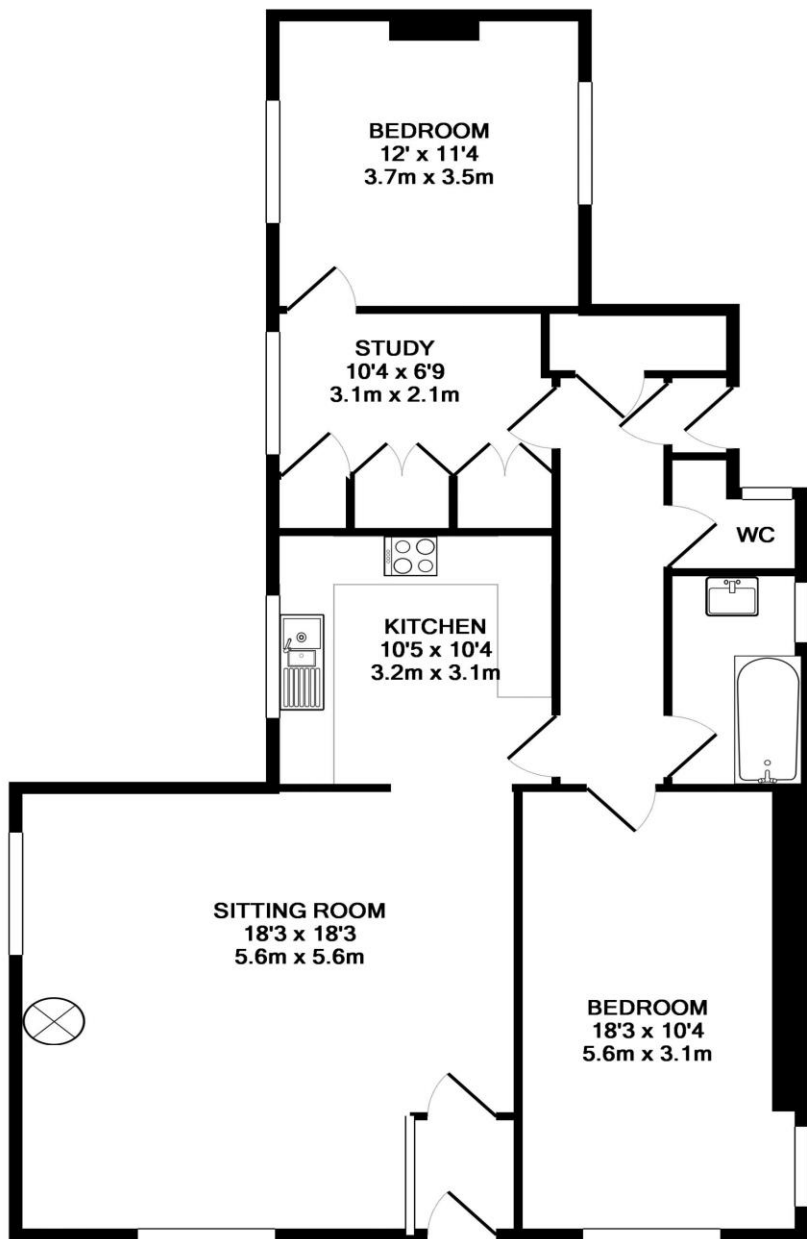
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TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.5 SQ.M.)

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
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