



Fernhurst, Nr Haslemere / Midhurst, West Sussex
£1,050 pcm inclusive of utilities and gardening



Modern, one bedroom barn conversion in rural location. All utilities included
Not suitable for children or pets



Term: 12 months with the possibility of renewal
Bedrooms – 1
Furnished / Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Summary of Accommodation:

Popular Location
Open Plan Kitchen/Dining/Living Room
Modern Decor
Double Master Bedroom
En Suite Bathroom with Shower
Driveway Parking
Enclosed Rear Garden
Not Suitable for Pets or Children

Description:

This cottage is one of two, tucked away in a private corner to the rear of the farm. It is a perfect get away or permanent home for a single person.

The property was converted into a cosy country cottage with modern fittings. The living area is open plan and consists of a kitchen, dining area and sitting room with wood burner.

The bedroom is spacious with an ensuite shower and cupboard with hanging rail and washing machine.

Outside:

To the rear of the cottage there is an enclosed private garden area with a shed and to the front, there is parking for two cars.

Situation:

Lying close to the borders of Surrey and Hampshire, Fernhurst is a picturesque West Sussex village between the North and South Downs.

There is a village hall, two pubs, several local shops, a post office, a church and a village green.

With nearby Cowdray Park and award winning pub The Duke of Cumberland, there is plenty to keep you occupied.

Located on the A286 Guildford to Chichester road, three



miles south of Haslemere, (with its main line train station to London Waterloo) and Midhurst, Fernhurst is a practical location for commuting.

3.7 miles to Haslemere, 5.2 miles to midhurst, 11.4 miles to Petersfield, 20.8 miles to Guildford (all mileages are approximate)

Available: September

White Goods: Fridge, small freezer, cooker & hob, washing machine

Heating: Oil Fired Central Heating - included

Drainage: Private – septic tank - included

Blinds: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: BT Superfast Broadband - included

Mobile phone reception: Check with your provider

Pets: Not Suitable

Gardening: Included

Viewing:

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

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

Please check our website for further information – www.countryhousecompany.co.uk



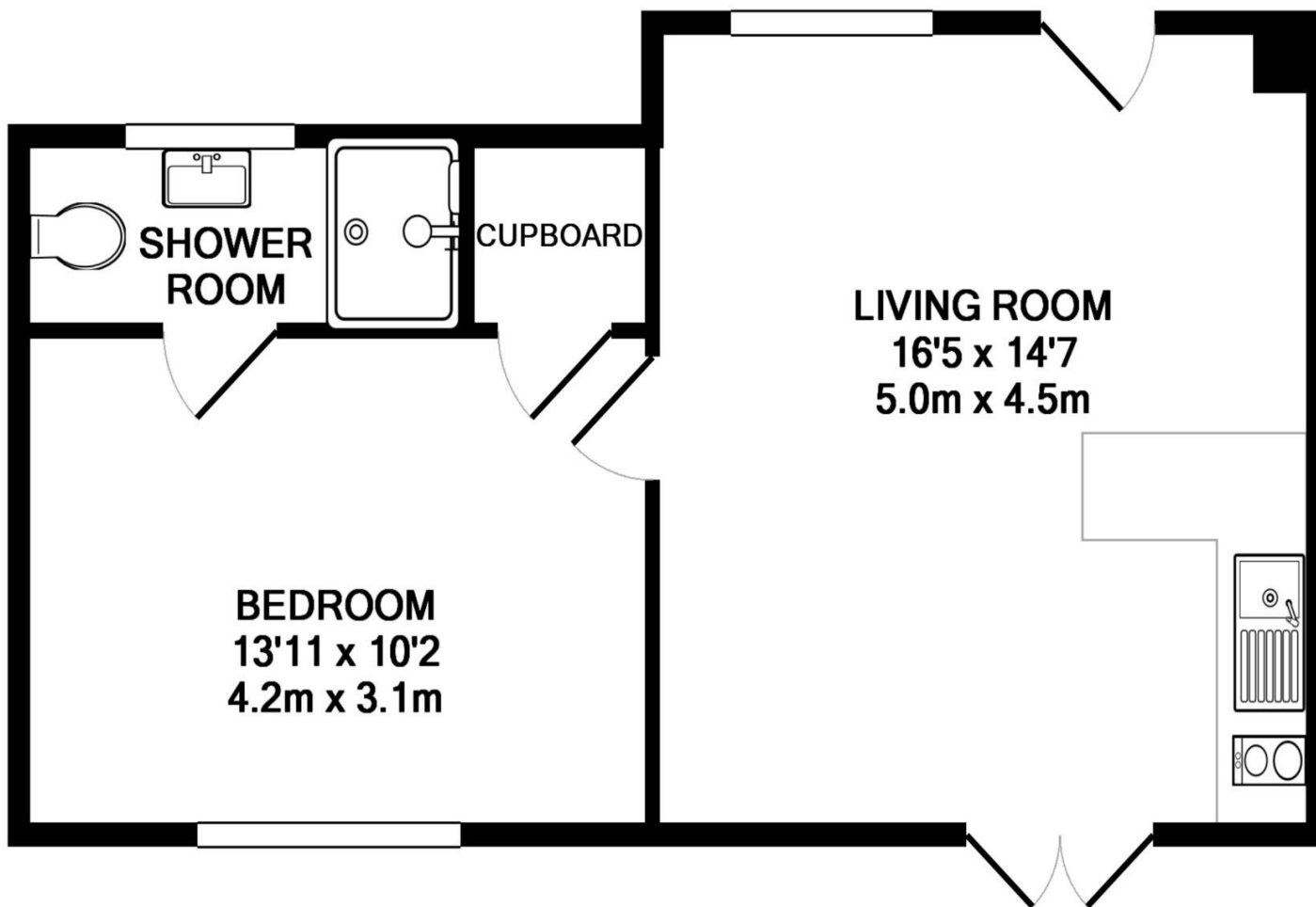
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | 88 |
| (69-80) | C | 69 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

TOTAL APPROX. FLOOR AREA 435 SQ.FT. (40.4 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

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