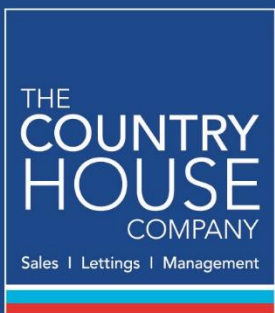




Warnford, Nr Petersfield / Winchester, Hampshire
£1,250 pcm excl



A three bedroom cottage in the sought after village of Warnford, offering light and spacious accommodation



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

Bedrooms – 3

Key Features:

Kitchen / Breakfast Room
Living Room
Dining Room
Downstairs Shower and W.C.
Two Double Bedrooms
One Single Bedroom
Family Bathroom with Shower over Bath
Front & Rear Garden
Private Parking

Description:

A well located, spacious, end of terrace country cottage in the heart of the highly sought-after village of Warnford, set on a quiet village lane with views across the fields.

Dating from 1937, the cottage offers light, spacious accommodation with some attractive period features including a feature fireplace. The fully fitted kitchen / breakfast room has been opened up to lead in to the Dining Room. There is a further reception room and a downstairs Shower Room and W.C..

On the first floor there are three bedrooms and a family bathroom (with shower over the bath).

Outside:

The pretty, low maintenance garden, lies mainly to the rear of the property.

There is excellent walking, riding and cycling adjacent to the cottage and access to a locally renowned, privately owned playground.

Situation:

Set in the much sought after thriving Meon Valley village of Warnford, the cottage 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 2 miles north of the village of Exton and 1.5 miles south of West Meon. Winchester is approximately 12 miles, Alton 12 miles and both Petersfield and Fareham are approximately 10 miles away – all with main line railway stations.

AVAILABLE NOVEMBER 2020

Local Authority: Winchester City Council (Band D)

Utilities: A monthly contribution of £26.50 to cover gutter clearance, drainage and chimney sweeping.
Tenant responsible for Council Tax, oil, electricity, water and logs.

White Goods: Electric cooker with positions and infrastructure for fridge/freezer, washing machine and dishwasher

Heating: Oil Fired central heating

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

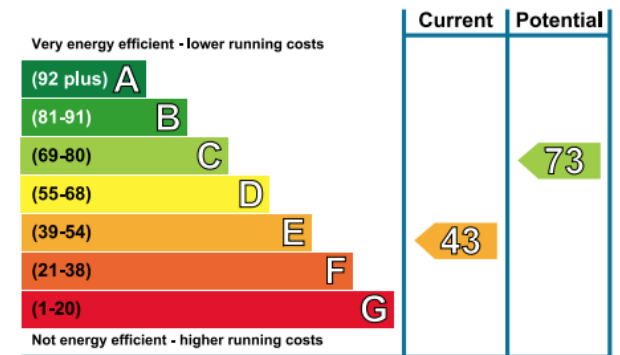
Viewing:

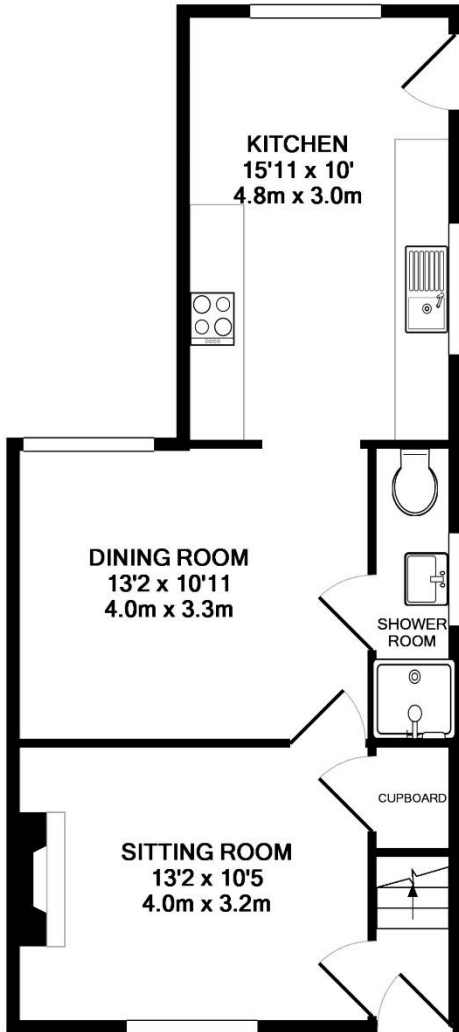
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

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GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 495 SQ.FT.
(46.0 SQ.M.)



TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 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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The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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