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Hawkley, Nr Liss / Petersfield, Hampshire
£3,250 pcm excl

Stylish Four Bedroom Cottage located in the heart of sought after village of Hawkley



Term: 6-8 months with the possibility of renewal
Bedrooms – 4
 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Flexible Ground Floor Accommodation
 Two Reception Rooms
 Open Plan Kitchen / Dining
 Utility Room / W.C.
 Four Bedrooms, two with En Suite
 Family Bathroom
 Garden to front and rear, Driveway Parking
 Popular Location
 Stylishly Renovated
 Underfloor Heating Throughout

Description:

This stunning cottage is located in the heart of popular Hawkley. The property been finished to emphasise the unique character features while incorporating modern touches of design, creating a stylish home.

The ground floor provides flexible accommodation with adjoining reception rooms having back to back inglenook fireplaces (one open, one woodburner), one of which opens out into the kitchen, and a further reception room which would work well as a play room or office, reached by a modern glass hallway.

The Fitted Kitchen has a range of eye and base level units, fitted shelves, an electric cooker and a central island, with bi-fold doors leading out to the rear terrace and garden.

A ground floor Utility Room / W.C with door to the garden completes the ground floor accommodation.

A staircase with modern glass level to the floor below leads to the landing and the master bedroom at the rear of the cottage, with triple aspect windows and en suite

shower. There are three further bedrooms, one with en suite, and a family bathroom.

Externally, to the front there is a small garden area and driveway with electric gates and room for multiple cars and to the rear is a good size garden with a terrace and lovely views.

Situation:

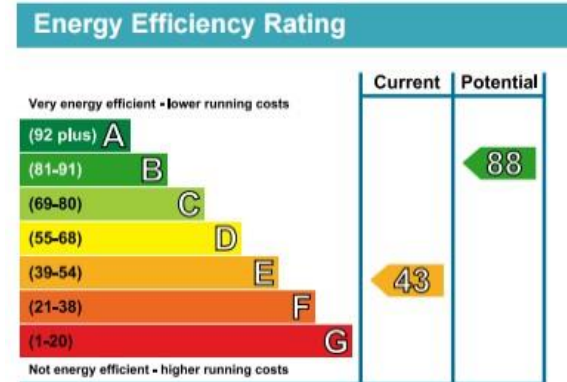
Hawkley is a rural village with a quintessential village green, popular pub next door (with B&B facilities & restricted hours in order to minimise noise), church and village hall.

Petersfield, less than 7 miles away, provides a good range of shops including Waitrose and the larger centers of Chichester, Winchester and Guildford all offer more extensive shopping and leisure facilities.

With easy access to the A3, connecting to the M25 and the rest of the motorway network, this property is, though rural, well placed for commuting. There closest mainline services run from Petersfield to London Waterloo with a regular service taking just under an hour.

The area is well served for sporting and leisure facilities which include horse racing at Goodwood and Fontwell, polo at Cowdray Park, golf at Hindhead, Liphook and Petersfield and sailing off the South Coast at Chichester.

The surrounding countryside is networked by footpaths and bridle paths providing excellent opportunities for walking (including the Hangers Way and the South Downs Way) and riding. There are also many renowned schools in the area.



AVAILABLE NOW

Local Authority: East Hampshire District Council (Band F)

White Goods: Integrated Fridge Freezer, Electric Oven & Hob, Dishwasher, Washing Machine & Dryer

Heating: Oil fired

Drainage: Private – Sceptic Tank

Blinds: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband / Mobile availability: Check with your provider

Pets: Considered

Gardening: Tenant Responsibility

(Note: Photos from 2017)

Viewing:

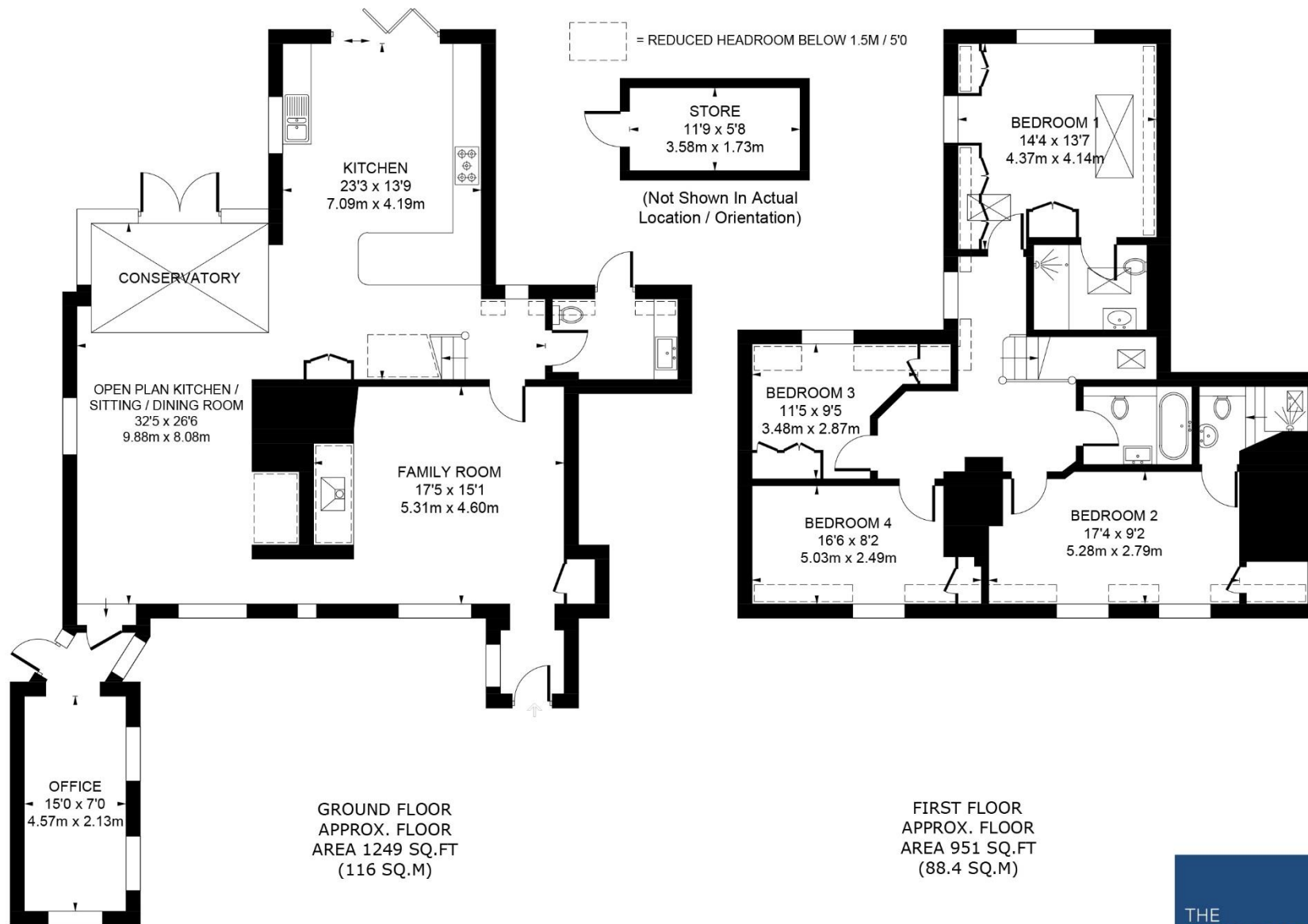
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

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TOTAL APPROX. FLOOR AREA 2200 SQ.FT (204.4 SQ.M) (EXCLUDING STORE)
 STORE = 68 SQ.FT (6.3 SQ.M)
 TOTAL= 2268 SQ.FT (210.7 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 649585)







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