



Privett, Nr Petersfield / Alton, Hampshire
£3,250 pcm excl

Stunning former Station in Private Location





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

Bedrooms – 4

Key features:

Historic former Station House, retaining many original features

Large Kitchen / Breakfast Room with stable doors to garden

Large Reception Room (Old Ticket Office) with vaulted ceiling and woodburner

Two further Reception Rooms

Separate Dining room

Four double bedrooms, one with ensuite W.C.

Large family bathroom

Extensive garden of over 2 acres, including large vegetable garden & greenhouse

Brick Garage / Workshop / Storage

Description:

Accessed via a large gravel driveway, one of the last surviving relics of the once bustling Meon Valley railway line, this house is one of only three station houses left and remains a site of historic interest not just for its background but in the fantastic period features it retains, including the original station platform.

On the ground floor, the Old Ticket Office has been transformed into a large reception room with a vaulted ceiling, a wood burner and doors leading on to the old platform. In addition, there are two further reception rooms and a separate dining room. The spacious kitchen/breakfast room, with uninterrupted views over the front and back gardens, leads directly outside via a stable door.

On this floor, there is one good sized bedroom that was formally the Parcel Office and its long rectangular style reminds you of its original functionality. Furthermore, a

wrought iron staircase which leads to another bedroom with an ensuite W.C.

Accessed via the main staircase, the first floor of the house has a further two bedrooms, one of which has a built-in cupboard for extra storage space. These bedrooms share a family bathroom. There is also a small room just off this bathroom that can be used for storage.

Outside:

The grounds of just over 2 acres, comprise of a wooded area, a paddock, large vegetable garden and the extensive lawned area of the garden. The original platform remains complete with the old lamp posts which have stood the test of time and adds further character to this garden.

The garden has a wealth of mature trees and shrubbery as well as a garden shed.

The detached brick garage provides ample storage space and can be also be used as a workshop area.

Situation:

Situated just on the edge of the impressive and historic Basing Park, this property is also nestled in the heart of the South Downs National Park.

Close to the sought-after villages of West Meon and Privett. Petersfield and the A3 are approximately 8 miles away with good rail links and routes to both London and the South Coast.



White Goods: Calor gas 5 ring range and double oven, dishwasher, microwave washing machine, tumbler dryer, Space for larder fridge / freezer

Heating: Oil fired

Drainage: Private

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with provider

Mobile phone reception: Check with provider

Pets: One well behaved pet considered

Gardening: Tenants responsibility

Local Authority: East Hampshire District Council (Band F)

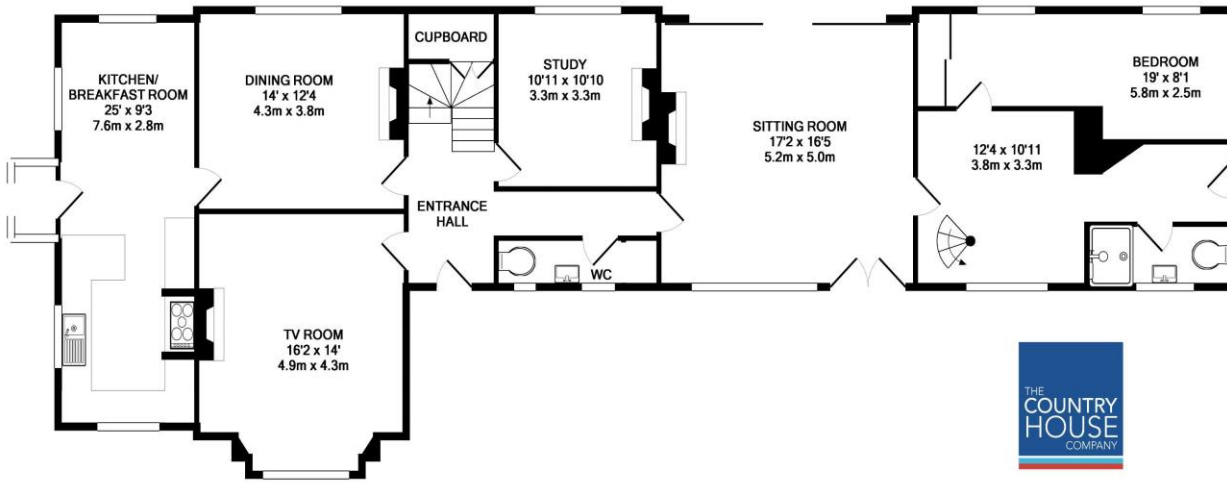
Viewing:

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

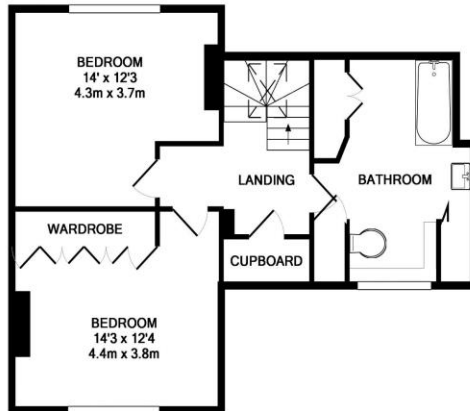
Please check our website for further information –
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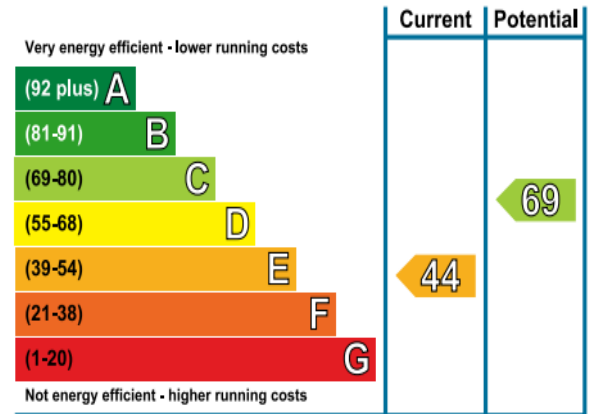
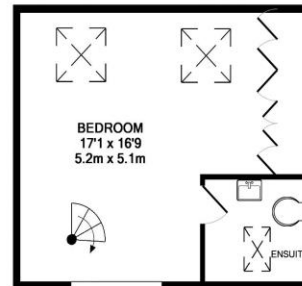
TOTAL APPROX. FLOOR AREA 2447 SQ.FT. (227.4 SQ.M.)

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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GROUND FLOOR
APPROX. FLOOR
AREA 1549 SQ.FT.
(143.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 899 SQ.FT.
(83.5 SQ.M.)





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