



Upmarden, Nr Chichester / Petersfield, West Sussex / Hampshire borders
£1,050 pcm excl.

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A two bedroom light and spacious 'Colt' style property in a wonderful rural position with far reaching views. Ideal for full time or weekend living



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

Bedrooms – 2

Key Features:

Open Plan Living Area incorporating Spacious Sitting Area, with Wood Burner, Dining area and Kitchen
Shower Room with W.C.
Two Double Bedrooms
Paved Courtyard
Enclosed Drive
Perfect for Full Time or Weekend Living
South Facing with Far Reaching views to the Isle of Wight

Description:

A two bedroom, light and spacious ‘Colt’ style property in a wonderful rural position with far reaching views. Ideal for full time or weekend living.

The property, built in an enviable, peaceful rural position is on the site of a former Georgian Country House, which burnt down in the 1960s. The property is light and spacious with a fitted kitchen and shower room; it is double glazed and well insulated.

Outside:

The property looks out on to its own secluded courtyard with a pretty terraced sitting out area overlooking the partly walled, mature garden of the main house and has a private gravelled driveway with plenty of parking space. The open plan living area enjoys wonderful, far reaching south facing views across the Downs to the Eastern Solent and the Isle of Wight.

The tiny church of Upmarden nestles in the Yew trees a short walk away.

Situation:

The property is rurally located, but not isolated, in the tiny hamlet of Upmarden, approximately 3 miles from Compton and South Harting, both with Post Office/shop, pub, Junior Schools and thriving local communities.

Petersfield (A3 and mainline station – Waterloo 1hr) and Chichester are both approximately 8 miles, Portsmouth and the South coast approximately 10 miles, Havant and M27 approximately 6 miles.

The wonderful sailing villages of Bosham, Emsworth, and Itchenor are close at hand with access to wonderful walking and riding along the South Downs from Upmarden. Commuting easily at hand.

AVAILABLE END APRIL 2021

Local Authority: Chichester District Council (Band A)

White Goods: Electric Oven and Hob, Fridge/Freezer & Washing Machine

Heating: Electric (newly installed) and wood burner

Drainage: Private - £50 per quarter to the Landlord

Curtains: To principal rooms

Flooring: Carpets/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: One well behaved dog considered

Gardening: Tenant to maintain Courtyard



Viewing:

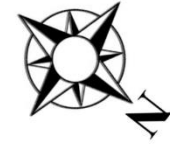
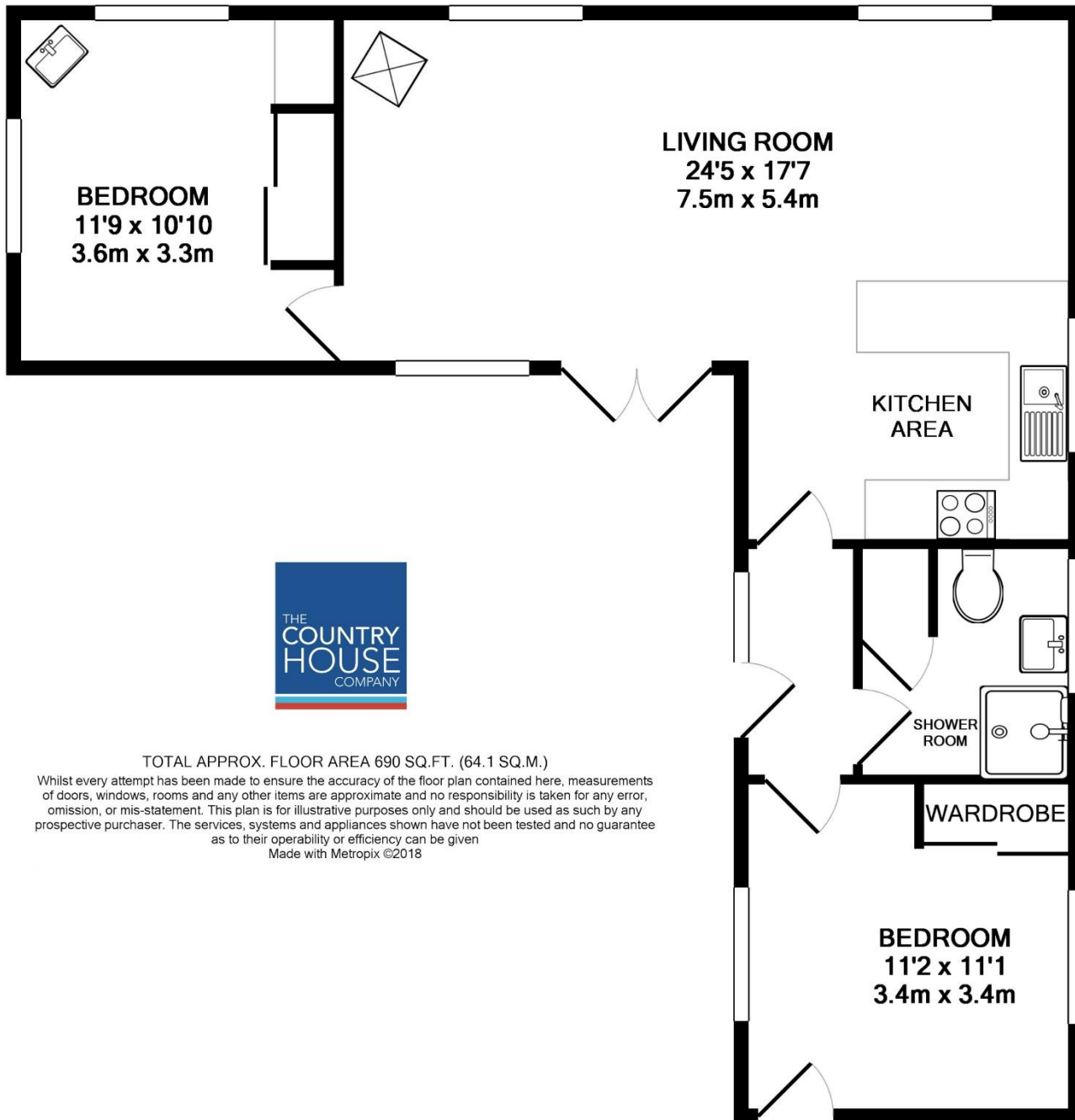
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

Please contact The Country House Company for further information – www.countryhousecompany.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 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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