



Upham, Nr Winchester / Bishops Waltham, Hampshire

£1,495 pcm, excl.

A light and spacious two bedroom annexe situated on a glorious country estate

THE  
COUNTRY  
HOUSE  
COMPANY  
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**Term:** 12 months with the possibility of renewal  
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

**Bedrooms – 2**

### Key Features:

Idyllic Rural Location  
Fully Fitted Kitchen  
Sitting Room with Open Fire  
Large Double Bedroom on First Floor  
Large Single Bedroom/Study on Ground Floor  
Family Bathroom on Ground Floor  
Utility Cupboard  
Enclosed Garden  
Parking for two Vehicles  
**Not suitable for young children or pets**

### Description:

This delightful Annexe forms part of the main house but is oriented towards the beautifully maintained walled kitchen garden which lies just beyond the boundary of its own private garden.

### Situation:

The Holt Estate is situated within the South Downs National Park and has been farmed and managed by the same family for three generations. The family take great pride in managing the farm and maintaining a quiet, rural setting and sense of community whilst respecting the privacy of the cottages let out within the grounds. The Estate is located in glorious countryside just outside the village of Upham, not far from Cheriton, yet is within easy reach of Winchester with its main line station (five miles), Bishops Waltham (four miles) and the market town of Alresford (eight miles). There is easy access to the M3.

**Local Authority:** Winchester City Council (Band A)

**AVAILABLE MID JUNE 2023**

**White Goods:** Electric oven and hob, under counter fridge/freezer, slimline dishwasher, washing machine and tumble dryer

**Heating:** Biomass boiler (sub-metered into property)

**Water and Drainage:** Private (contribution to Landlord)

**Curtains:** To principal rooms

**Broadband availability:** Available via Redraw wireless network

**Mobile phone reception:** Check with your provider

**Gardening:** Tenant responsibility

**Logs available to purchase from the Estate**

### Viewing:

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

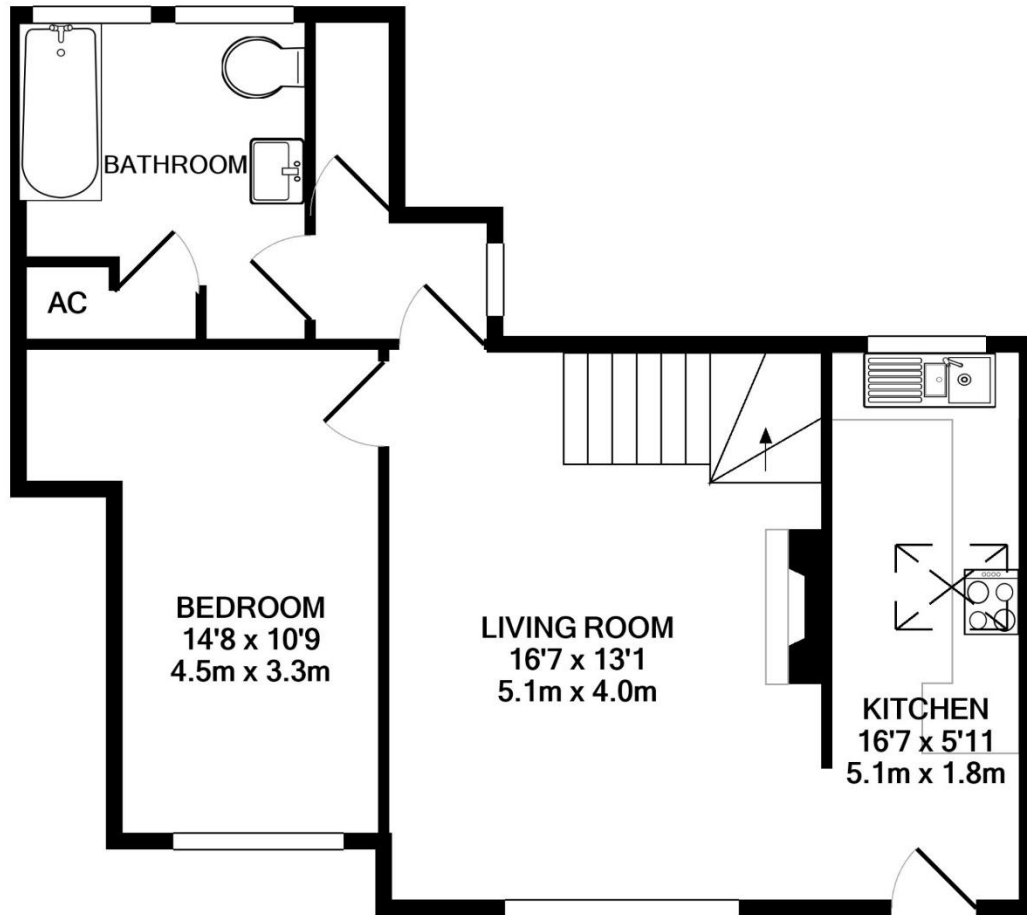
Tel: 02392 632275

Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

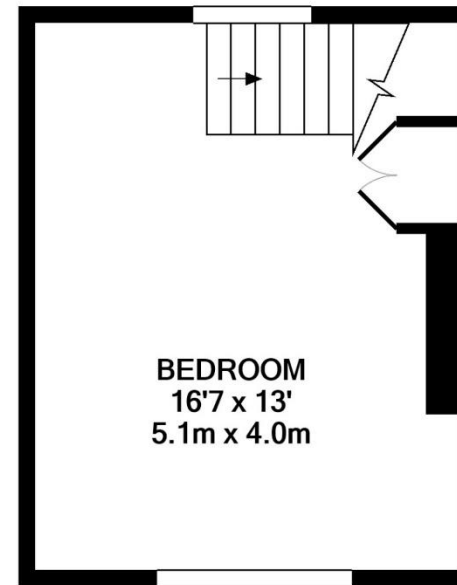
Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	60   D	
39-54	E		
21-38	F		
1-20	G		





**GROUND FLOOR**  
**APPROX. FLOOR**  
**AREA 562 SQ.FT.**  
**(52.2 SQ.M.)**



**BEDROOM**  
**16'7 x 13'**  
**5.1m x 4.0m**

**1ST FLOOR**  
**APPROX. FLOOR**  
**AREA 209 SQ.FT.**  
**(19.4 SQ.M.)**



**TOTAL APPROX. FLOOR AREA 771 SQ.FT. (71.7 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

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## The Country House Company

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