



Hawkley Road, Liss, Nr Petersfield, Hampshire
£1,175 pcm excl



Recently refurbished, two bedroom character stone cottage with great access to commuting links



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

Bedrooms – 2

Summary of Accommodation:

Kitchen overlooking Rear Garden
Open Sitting/Dining Room with Feature Fireplace
Master Bedroom
Family Bathroom
Second Double Bedroom on 2nd Floor with Eaves Storage
Single Garage
Off-Road Parking for Two Cars
Garden

Not Suitable for Pets
Refurbished Character Cottage

Description:

This character two bedroom cottage was completely refurbished last year and provides light, modern accommodation with wonderful rural views.

An entrance hallway leads into a generous sitting/dining room with kitchen towards the rear of the house, overlooking the garden.

The first floor provides the master bedroom with fitted wardrobes and family shower room. The second floor provides a second double bedroom with eaves storage.

Outside:

Externally there is a private garden, single garage and off road parking for two cars.

Situation:

Hawley is a rural village with a quintessential village green, popular pub, church and village hall. Petersfield, less than 7 miles away, provides a good range of shops

including Waitrose. The larger centres 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. The 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.

Local Authority: East Hampshire District Council Band - D

Availability: Now

White Goods: Washer/drier, cooker and hob, fridge/freezer

Heating: Mains Gas

Drainage: Mains Drainage

Curtains/Blinds: To principal rooms

Flooring: Carpets/Exposed Wood Floors

Broadband availability: Fibre Connectivity Available

Mobile phone reception: Check with your Provider

Pets: Not suitable

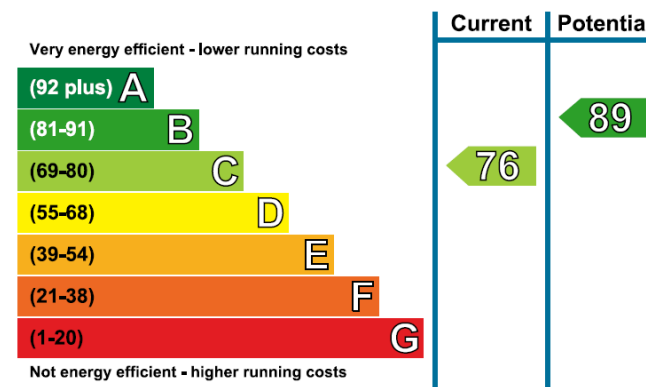
Gardening: Tenant Responsibility



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

Energy Efficiency Rating





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