



Privett, Nr Petersfield / Winchester / Alton, Hampshire  
£1,250 pcm excl



Semi detached cottage in wonderful rural setting, with small pretty barn, within easy reach of Alton and Petersfield



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

**Bedrooms – 2**

**Key Features:**

Wonderful Rural Location  
Easy Reach of Alton & Petersfield  
Fitted Kitchen with Larder  
Sitting Room with Woodburner  
Two Bedrooms  
Family Bathroom with Shower Over Bath  
Additional One Room Barn Annexe  
Lawn Mowing / Hedge Trimming included  
Single Garage

**Description:**

A covered porch leads into a spacious open plan living area with wood burning stove and stripped and sealed wooden flooring to the sitting area. The well fitted kitchen has an extensive range of units incorporating an inset induction hob and double electric oven.

A walk-in larder provides excellent storage and there is a separate utility room and W.C.

The first floor comprises two bedrooms and a family bathroom with shower over bath.

The property has the advantage of a beautiful, one room, vaulted barn annex with oak floor and electric under floor heating, wifi hub and cold water supply, ideal as a home office or additional accommodation.

**Outside:**

Garden surrounds the cottage on three sides with good sitting out areas and direct access to private walking around the Landlord's farm. A single garage, with light and power, provides useful external storage.

**Situation:**

The property is situated on a farmstead, approximately 1 mile north of the A272 approached from a small country lane and within the scattered parish of the rural and historic village of Privett, with good local infant/primary schools at Froxfield and Langrish.

**Local Authority:**

East Hampshire District Council - Band D

**Availability:** Now

**White Goods:** Electric induction hob & double oven

**Heating:** Electric night storage (Economy 7) and electric underfloor to annexe

**Drainage:** Private – Contribution to landlord

**Curtains:** To principal rooms

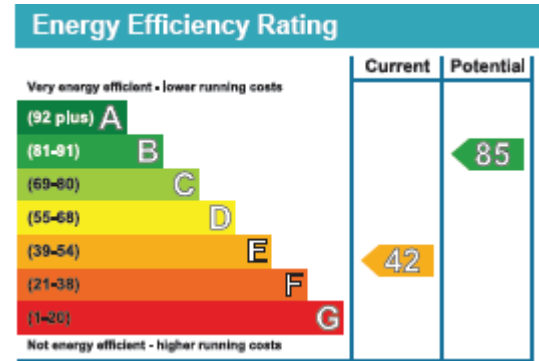
**Flooring:** Carpets/Lino

**Broadband availability:** Check with your provider

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

**Pets:** Considered

**Gardening:** Lawnmowing and hedge trimming included



**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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