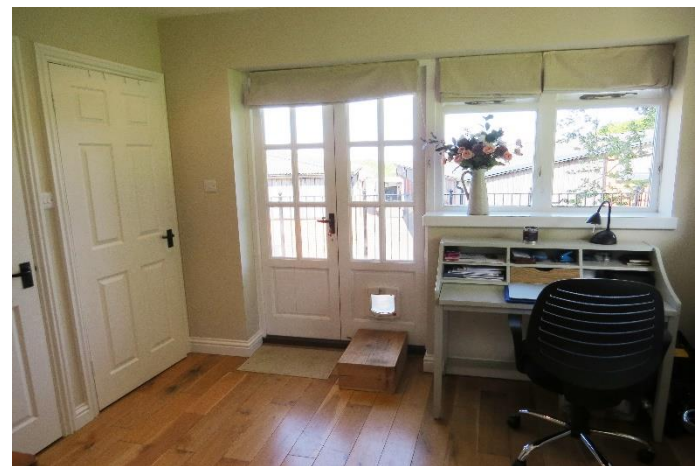




S. Warnborough, Nr Alton / Basingstoke / Fareham, Hampshire
£2,150 pcm excl.



A well-presented farmhouse in an enviable tranquil setting with wonderful rural views, yet within an hour of London



Term: 12 months with the possibility of renewal

Bedrooms – 3

Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Entrance hall
Double Reception room comprising of large Sitting room leading to Dining area
Kitchen / Breakfast room
Utility room / Cloakroom
Office / Playroom
Double bedroom with en-suite Shower room
2nd double Bedroom
Single Bedroom
Family Bathroom
Garden, Parking, Shed

Description:

An attractive, well presented farmhouse in an enviable, tranquil setting with wonderful, rural views yet within an hour of London.

Built in the early 1900's this attractive former Estate Manager's house was refurbished to provide light, spacious and flexible accommodation in a beautiful rural setting, ideal as a weekend retreat or for full time living.

Constructed of brick with white rendering under a tiled roof, the property has a partly timbered exterior with metalled lattice windows, gables, dormers and two porches.

The double reception room provides a dual aspect sitting room with a wood burning stove and French door to the rear enclosed garden, with a good sized separate dining area.

The kitchen / breakfast room has a tiled floor and rear door opening onto the Estate grounds, while the office / playroom opens onto a south facing terrace.

The double bedrooms have a range of fitted cupboards and two large eaves cupboards on the landing and a large under stairs cupboard provide useful additional storage.

The property has oil fired central heating and extensive secondary glazing.

The garden, much of which is enclosed, is mainly laid to lawn with a mature back drop of trees, eastern and southern patio areas, a decked area with wrought iron stairway to the front door and there is parking for several cars. Alternative level access is available from an additional parking area to the rear. A garage may be available by separate negotiation if required.

Situation:

The farmhouse is situated within a rural sporting estate and benefits from its own privacy while enjoying a wonderful, peaceful location with views across the estate landscape.

Access is via electric gates with direct access from these to a green lane leading to other footpaths and rights of way offering excellent walking, cycling and riding in the vicinity.

Approximately 3.5 miles from Alton, 9.5 miles from Basingstoke (Waterloo from 45 mins) and Farnham, Winchester and Guildford approximately 22 miles, while M3 access is only 7 miles.

South Warnborough is the nearest village and has a pub, popular village shop and post office, guest house, 12/13th century Norman Church of St Andrew, village playground and The Ridley Hall, a small village hall that hosts village social occasions and events.

Local Authority: Hart District Council Band E

Availability: July 2019

White Goods: Electric oven & hob, washing machine, fridge/freezer, position for tumble dryer (condenser)

Heating: Oil fired central heating

Drainage: Private

Water: Contribution of £22pcm to the Landlord

Electricity: Metered and billed by Landlord

Curtains: To principal rooms

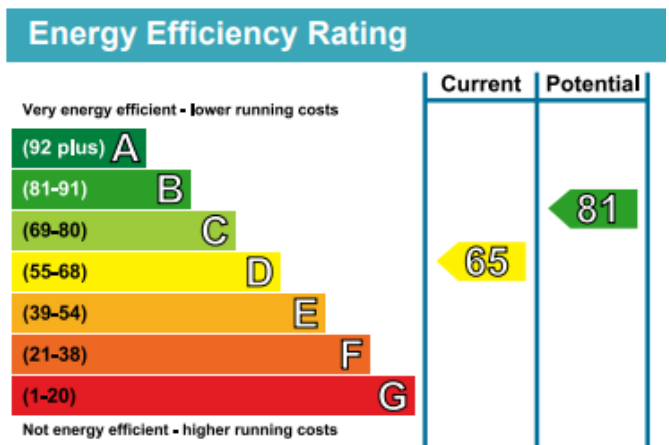
Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Available locally

Mobile phone reception: Most networks

Pets: One well behaved pet considered

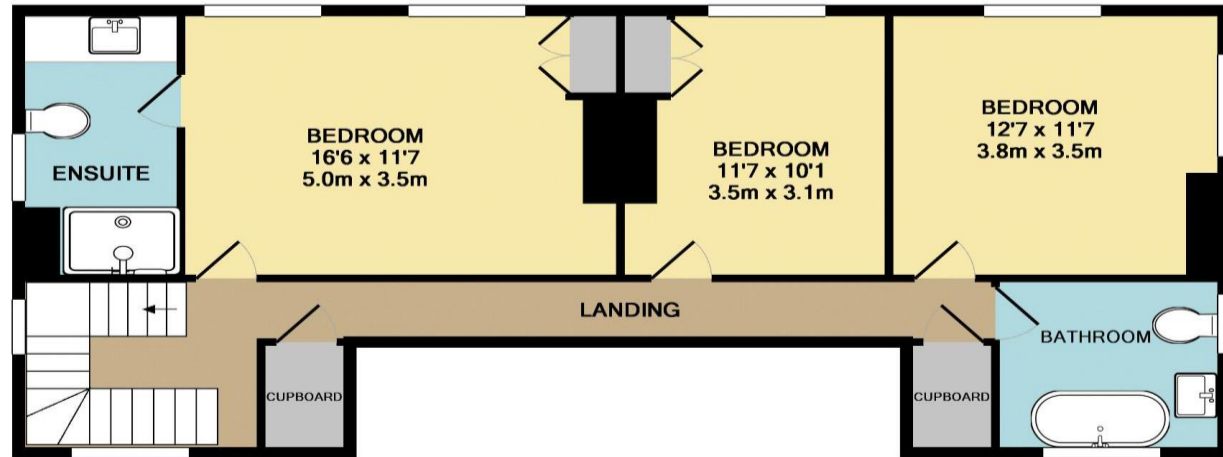
Gardening: Tenants responsibility



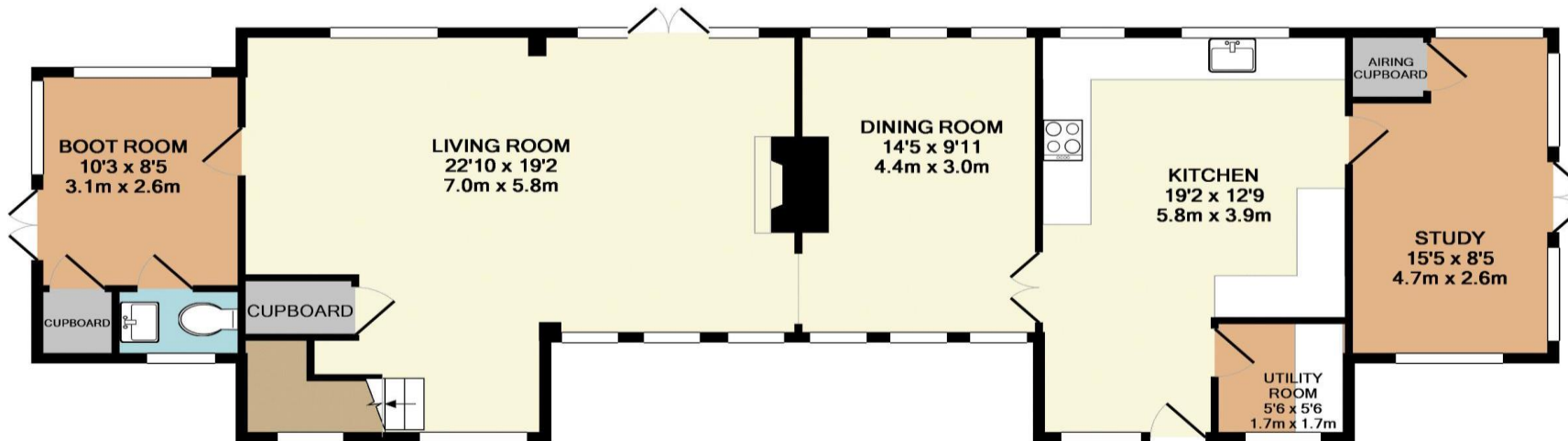
Viewing:

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





1ST FLOOR
APPROX. FLOOR
AREA 743 SQ.FT.
(69.0 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1011 SQ.FT.
(93.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1754 SQ.FT. (163.0 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
Made with Metropix ©2013





The Country House Company • The Granary • Whitedale Farm • East Street • Hambledon • Hampshire • PO7 4RZ

02392 632 275

sales@countryhousecompany.co.uk • lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



countryhousecompany.co.uk