



Warnford, Nr Winchester / Petersfield, Hampshire  
£950 pcm excl



Set within a lovely, quiet country estate, this single story conversion of the old traditional walled garden buildings provides light accommodation with good ceiling height



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

**Bedrooms – 2**

**Summary of Accommodation:**

Porch / cloak area  
Kitchen / dining / sitting room  
Two double bedrooms  
Family bathroom  
Garden  
Store room  
Parking for 2 cars

**Description:**

Set within a lovely, quiet country estate, this single-story conversion of the old traditional walled garden buildings provides light accommodation with good ceiling height.

The open plan kitchen / living area and both the double bedrooms all have French doors which open onto the south facing garden.

The south facing private garden has a gravel seating area, lawn, one raised bed and store room.

**Situation:**

The property is set within a lovely quiet country estate which is located in the thriving and much sought after village of Warnford in the Meon Valley.

Within the village there is a popular local pub, The George and Falcon and a village hall which holds exercise classes. Within 2 miles of the property are a number of attractive and interesting places to visit. One of these is the unspoiled and quiet village of Exton where most of the lanes are bounded by the traditional flint walls of Hampshire.

There, one will find the Shoe Inn which, as well as serving Wadsworth beers and food, has a delightful riverside garden. In the small village of Corhampton, is one of Southern England's most charming little Saxon churches built around the first Millennium.

There is also a stocked village shop within 2 miles. Visitors prepared to travel as far as 5 or 6 miles will find a wealth of interest. The pleasant and sought after small country towns of Bishops Waltham and Alton are close at hand. There is excellent walking nearby.

Situated off the A32, just over 3 miles north of the village of Exton and 1.5 miles south of West Meon. Winchester is approximately 10.8 miles, Alton 13.4 miles and approximately 10 miles from both Petersfield and Fareham.

**Local Authority:** Winchester City Council Band C

**Availability:** Now

**White Goods:** Electric cooker and oven  
Space for small dishwasher and washing machine

**Heating:** Oil fired

**Drainage:** Private

**Curtains:** Tenant to provide

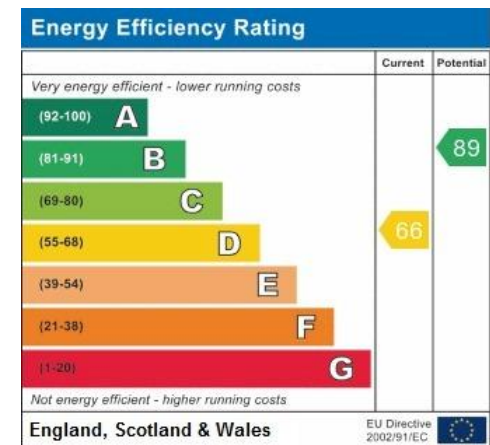
**Flooring:** Carpets/Lino

**Broadband availability:** Check with your provider

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

**Pets:** No Pets allowed - 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 their privacy.

Tel: 02392 632275

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

Please check our website for further information – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)





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

02392 632 275

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) • [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

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