



Warnford, Nr Winchester / Petersfield, Hampshire  
£1,195pcm excl.



A delightful, recently built, brick cottage set in the popular village of Warnford



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

**Bedrooms – 3**

**Summary of Accommodation:**

Semi Detached Cottage  
New Build  
Fitted Kitchen  
Dining Room  
Sitting Room with Woodburner  
Groundfloor Shower Room  
Two Double Bedrooms and A Further Single Bedroom  
Family Bathroom  
Front and Rear Garden  
Off Road Parking

**Description:**

A delightful new build, brick cottage set in the popular village of Warnford, within easy distance of Winchester and Petersfield and has wonderful views.

This new build has a sitting room with a woodburner leading into the dining room/study and onto the kitchen/breakfast room. The modern fitted kitchen, with excellent range of cupboards and work counters, has space for washing machine and fridge freezer. A downstairs W.C and shower room completes the ground floor accommodation.

On the first floor there are two double bedrooms and a further single bedroom all with fitted wardrobes. A modern white suite, family bathroom (with shower over the bath) and airing cupboard.

Outside there is a pretty low maintenance garden to the front and rear of the property and allocated off road parking. There is excellent access to walking, riding and cycling directly from the cottage and access to a locally

renowned, privately owned playground.

**Situation:**

Situated off the A32, 1 mile north of the village of Exton and 1 mile south of West Meon. Winchester is approximately 12 miles, Alton 12 miles and approximately 10 miles from both Petersfield and Fareham. Within 2 miles of the cottage 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. The cottage is a two minute walk from the nearest bus stop opposite The George and Falcon pub and approximately 12 miles from both Petersfield and Winchester train stations.

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.

**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)

**Local Authority:** Winchester City Council

**Availability:** Early September

**White Goods:** Electric cooker and hob; positions for dishwasher, fridge/freezer and washing machine

**Heating:** Air Source

**Drainage:** Private

**Curtains:** None

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

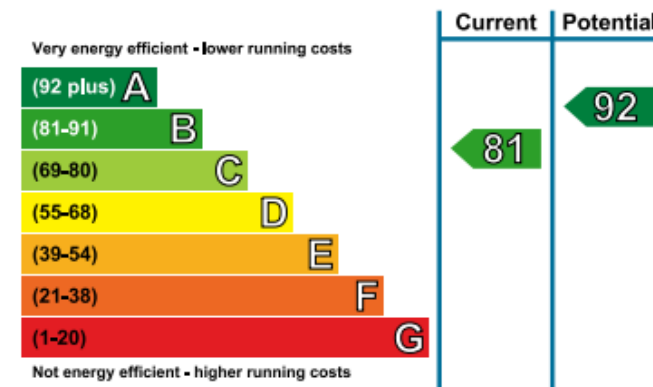
**Mobile phone reception:** Check with your provider

**Pets:** Preferably not

**Gardening:** Tenant Responsibility

There is an additional £20 pcm contribution towards gutter clearance & drainage

**Energy Efficiency Rating**



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



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