



Broad Street, Alresford, Nr Winchester / Alton, Hampshire

£1,750 pcm excl

THE
COUNTRY
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COMPANY

Recently renovated semi detached 3 bedroom 17th Century cottage in the centre of the popular market town of Alresford. Suitable as full time or weekend home



Term: 12 months with the possibility of renewal

Bedrooms – 3

Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Summary of Accommodation:

- Entrance porch and hallway
- Kitchen
- 2 spacious reception rooms
- Utility room and WC
- Master bedroom
- Bathroom with bath and separate shower
- 2 double bedrooms
- Shower room
- Cellar with back door
- Garden at the front of the property, double garage.

Description:

Dating back to the 17th century, this Grade II listed property was renovated only two years ago skilfully keeping its charm, character and some original features.

On the ground floor is a well equipped kitchen with excellent storage, utility room with WC, dining room with feature fireplace and oak floor and sitting room with also feature fireplace, both rooms have a light and spacious feel.

The cellar provides ample room for storage and has access to the back door.

On the second floor is the master bedroom, spacious bathroom with free standing roll top bath and double shower, large airing cupboard.

On the third floor there are a further 2 double bedrooms and a shower room.

Outside:

Small established garden mainly laid to lawn with mature beds. Parking is ample with space for up to 4 cars, which

is certainly something that is rare in such a central location.

Situation (mileages approximate):

The property lies in the heart of the popular market town of Alresford with an array of independent shops, restaurants and coffee shops. Alresford has great commuting links to M3 and A3 and is equal distance from Winchester and Alton (5 miles) which both have a mainline station and is 10 miles from Basingstoke which also has a mainline station, Farnham 8 miles and Guildford 25 miles.

Local Authority:

Winchester City Council Band F

Available: Now

White Goods: 5 gas ring hob and electric oven, dishwasher, position for washing machine in utility room.

Heating: Mains gas

Drainage: Mains

Curtains poles: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Available locally

Mobile phone reception: Most networks

Pets: preferably not

Gardening: Tenants responsibility

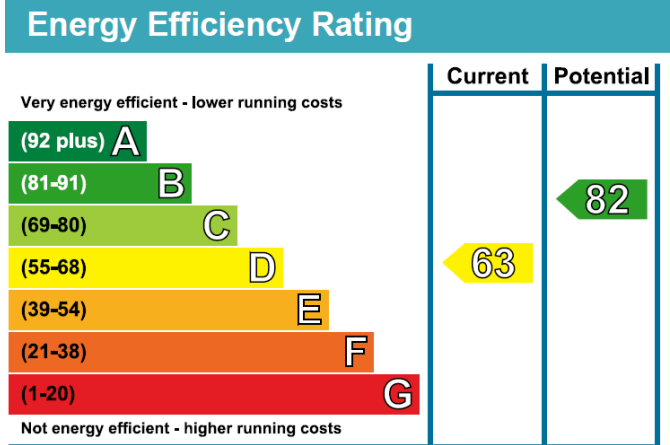
Viewing:

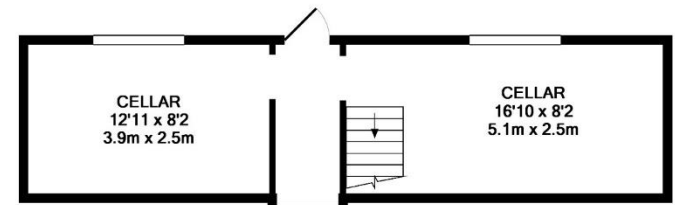
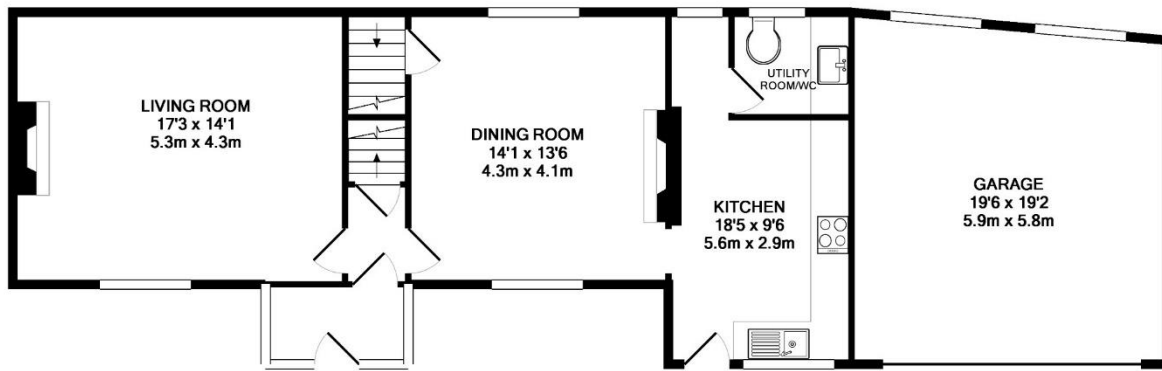
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy. Tel: 02392 632275

Email: info@countryhousecompany.co.uk

Admin fee: £300 Incl VAT for 1-2 people. Other fees may apply – please contact The Country House Company for further details.

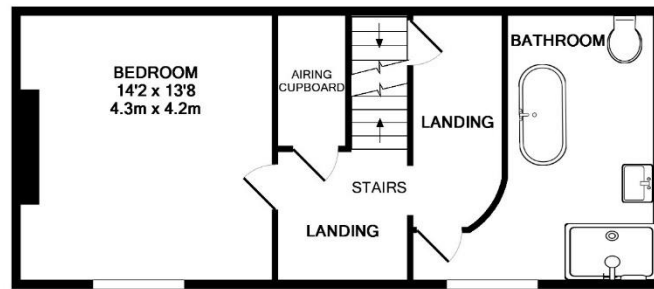
Photos taken in 2016



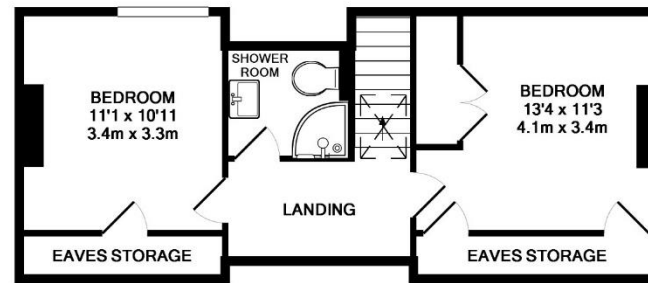


BASEMENT LEVEL
APPROX. FLOOR
AREA 277 SQ.FT.
(25.7 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 972 SQ.FT.
(90.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 2142 SQ.FT. (199.0 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.

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