



Hambledon, Nr Petersfield / Portsmouth / Winchester, Hampshire
£1,300 pcm excl

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A surprisingly spacious cottage in the sought after village of Hambledon



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

Bedrooms – 3

Key Features:

- Village Location
- Entrance Hallway
- Fitted Kitchen
- Dining Room
- Sitting Room with French Doors onto Garden
- Two Double Bedrooms and one Large Single Bedroom
- Family Bathroom with Shower over Bath
- Enclosed Rear Garden
- Garage
- Greenhouse

Description:

This Cottage provides spacious accommodation throughout, belying its appearance from the street.

You enter into a hallway, from which you access a modern fitted kitchen with door to the rear garden, a generous sitting room with fireplace and a large dining room.

The first floor provides two good size double bedrooms and a single, as well as a family bathroom with shower over bath.

Externally there is an enclosed rear garden with greenhouse and a garage. Off Street parking is available in front of the garage.

Situation:

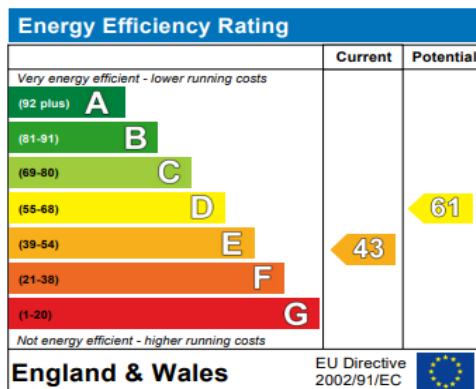
The property is located close to the centre of the Village, and within walking distance of the village shop.

The village itself is famous for its history and strong association with cricket and is surrounded by the South Downs National Park and National Trust downland. It has

a primary school, ranked “Outstanding” by Ofsted, village shop, church, pub and well-known cricket club.

The surrounding countryside provides lovely walks and extensive riding. A good range of local shops and amenities are available in nearby Denmead, and both Winchester and Petersfield are easily accessible, each with mainline stations, and more extensive shopping and leisure facilities.

The A3 provides a direct link to London, the South Coast and the M27 network to Chichester and Southampton Airport.



- Local Authority:** Winchester City Council (Band E)
- White Goods:** Washing Machine, Dishwasher, Oven, Microwave, Fridge/Freezer, Electric Hob (induction)
- Heating:** Oil Fired
- Drainage:** Mains
- Curtains:** To principal rooms
- Flooring:** Carpets/Exposed Wood Floors/Tiles
- Broadband/Mobile availability:** Check with provider
- Pets:** Preferably not
- Gardening:** Tenant responsibility



Available: Mid-January 2020

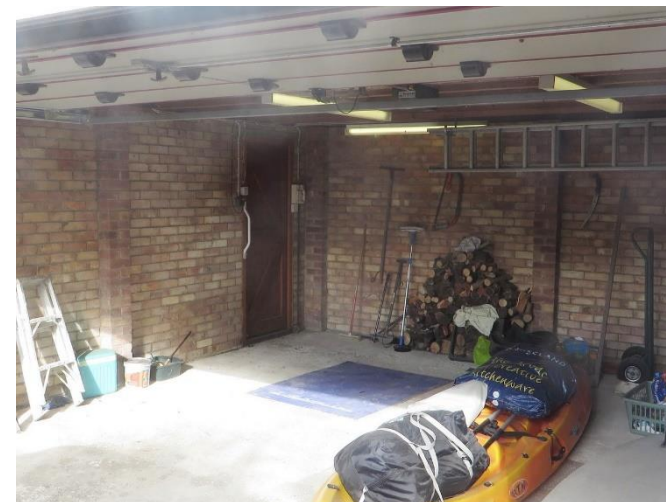
Viewing:

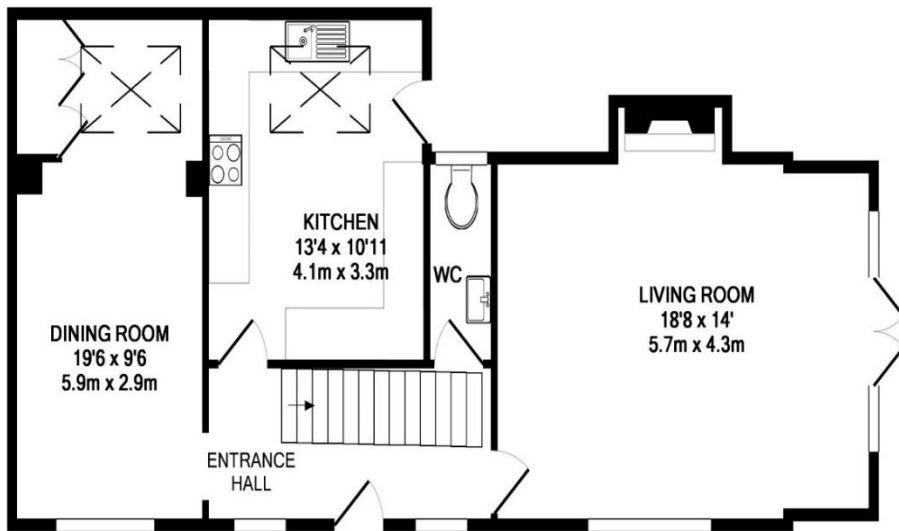
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect their privacy.

Tel: 02392 632275

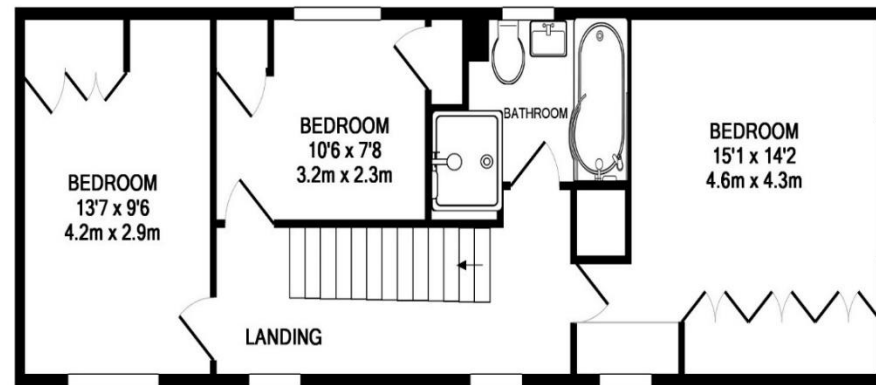
Email: info@countryhousecompany.co.uk

Please check our website for further information – www.thecountryhousecompany.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 711 SQ.FT.
(66.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1301 SQ.FT. (120.9 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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