



Upham, Nr Winchester, Hampshire
£1,195 pcm excl

Three Bedroom, Semi Detached Farm Cottage in Upham





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

Bedrooms – 3

Key features:

Entrance Hallway with W.C.
Adjoining Sitting & Dining Room
Kitchen with Door to Rear Garden
Two Double Bedrooms
One Single Bedroom
Bathroom with Shower over Bath
Rear Garden
Parking Spaces for two cars

£20pcm contribution towards the cost of water supply and drainage

Description:

Nestled in farmlands of Upham, this semi-detached property provides perfect accommodation for a small family or couple.

The ground floor comprises of an entrance hall with W.C., open plan sitting / dining room and fitted kitchen with overlooking the rear garden.

On the first floor, there are two double bedrooms and one single bedroom as well as a family bathroom with shower over bath.

Outside:

The rear garden is spacious and has a lawned area as well as a sitting out area. Parking is provided to the front and rear of the cottage.

Situation:

Upham lies between Winchester and Portsmouth, about 10 miles from the centre of Southampton, and on the edge of the South Downs. Upham is a lively community with primary school, church, Village Hall, two pubs and a brewery. It has a range of active societies and a successful football club.

The village has two centres. The original hamlet of Upham lies on the higher ground in the centre of the Parish. Now a conservation area, it contains the Church, the village recreation ground, the village pond and The Brushmakers Arms. Lower Upham lies about 2 kilometres to the south west on the main road from Winchester/Colden Common to Bishops Waltham.

The Village Hall, and the Woodman and Alma pubs are all in Lower Upham, from which bus services run. Lower Upham is crossed by the B2177 road, formerly the A333 Winchester to Portsmouth road. There is a regular bus service to Winchester, Twyford, Colden Common, Bishop's Waltham and Fareham.

A popular starting point for country walks, Upham is surrounded by attractive countryside including the Monarch's Way, Pilgrims' Trail and King's Way. From the footpaths around the upper part of the village there are panoramic views to the Isle of Wight, New Forest, Winchester and along the South Downs.

Local Authority: Winchester Band: C

Availability: April 2019

White Goods: Cooker & hob, fridge freezer, washing machine and dishwasher

Heating: Calor gas tank

Drainage: Shared - £20pcm contribution towards the cost of water supply and drainage

Curtains: To principal rooms

Flooring: Carpets/ Lino

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant Responsibility

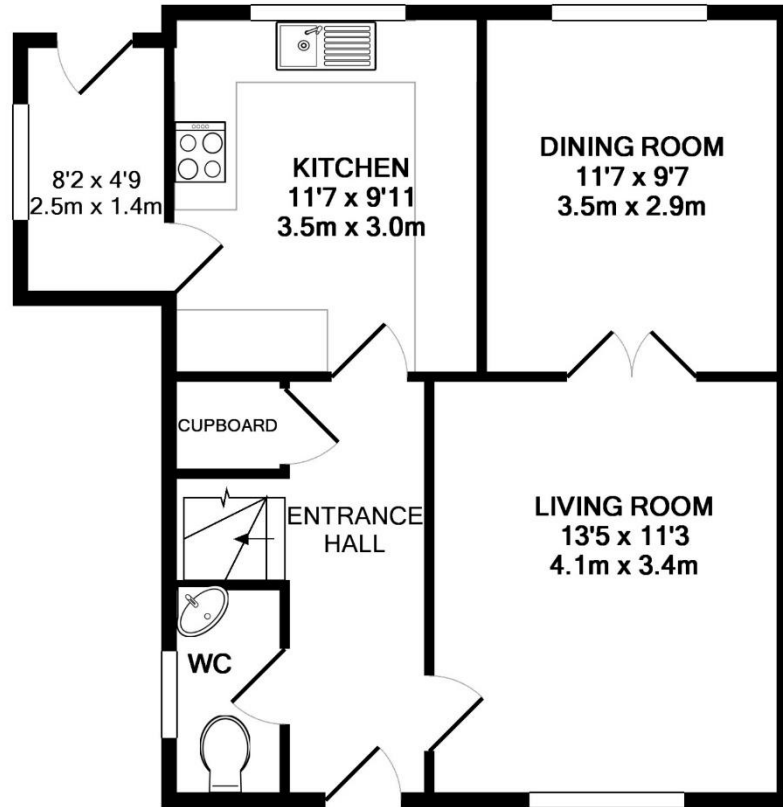
Viewing:

Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy. Tel: 02392 632275 Email: info@countryhousecompany.co.uk

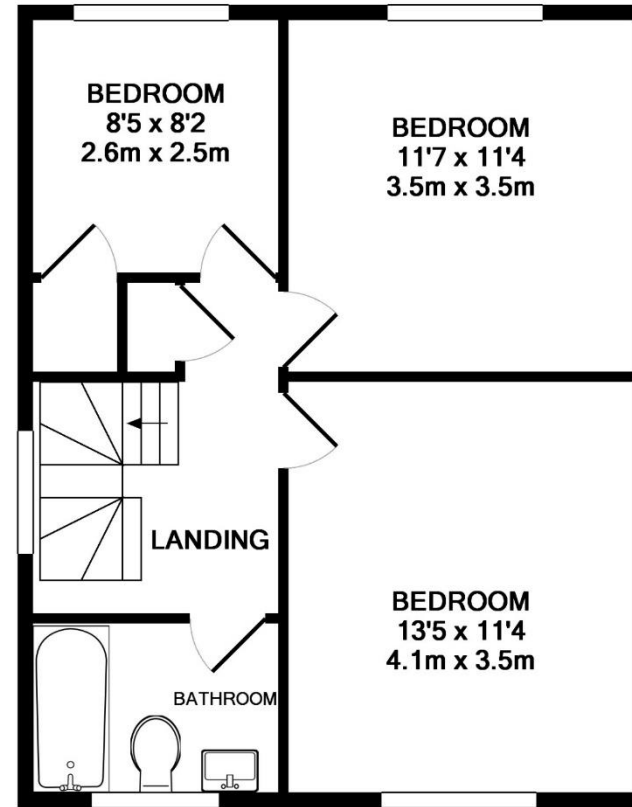
Admin fee: £300 Incl VAT for 1-2 people. Other fees may apply – please contact The Country House Company for further details.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
APPROX. FLOOR
AREA 528 SQ.FT.
(49.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1018 SQ.FT. (94.5 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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