



Swanmore, Nr Bishops Waltham / Winchester, Hampshire
£2,250 pcm excl

An attractive, well presented family house in a wonderful rural setting





Term: 12 months with the possibility of renewal
Bedrooms – 4
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Summary of Accommodation:

Detached, Private Property
Entrance Hall
Conservatory / Sitting Room
Dining Room
Study
Kitchen / Breakfast Room with Larder
Utility with Cloakroom
4 Bedrooms
Family Bathroom & Separate Shower Room
Annex Games Room
Large Garden & Gated Driveway

Description:

A well-presented family house, set within a large, low maintenance garden, on the edge of a renowned country estate with enviable rural views.

Approached via its own double gates and gravelled driveway, the property offers good, light, spacious accommodation with a wonderful triple aspect conservatory opening to the terrace and garden with extensive views beyond, dining room with wood burning stove, well fitted kitchen/breakfast room with oil fired Aga.

There are four good sized bedrooms (two with integral wardrobes and feature fireplaces) on the first floor and two bathrooms, one with bath and the other with shower.

The property has the added benefit of a useful annexe in the garden with power and a wood burning stove, ideal for use as a playroom or home office.

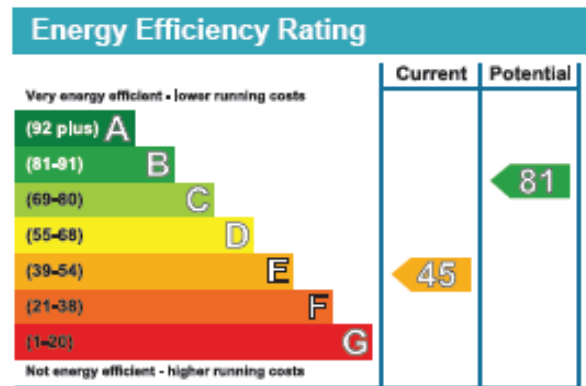
The enclosed garden of approximately 0.28 acres has a good sized, paved terrace and is laid mainly to lawn with

established trees and shrubs designed for easy maintenance. There is ample parking on the driveway.

Situation:

Quietly situated on the Holywell Estate, with easy access to a number of public rights of way affording excellent walking and riding and close to the historic towns of Bishops Waltham and Wickham, offering good local shopping and schools with Winchester, Portsmouth and Southampton within easy reach.

Local Authority: Winchester City Council Band - E



Availability: Early October 2019

White Goods: AGA, Electric Oven & Hob, Fridge, Freezer, Dishwasher (plus room for Washing Machine & Dryer)

Heating: Oil Fired

Drainage: Private

Curtains/Blinds: To All Rooms (except one Bedroom)

Flooring: Carpets/Wood Laminate

Broadband availability: Check with provider

Mobile phone reception: Check with 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 their privacy.

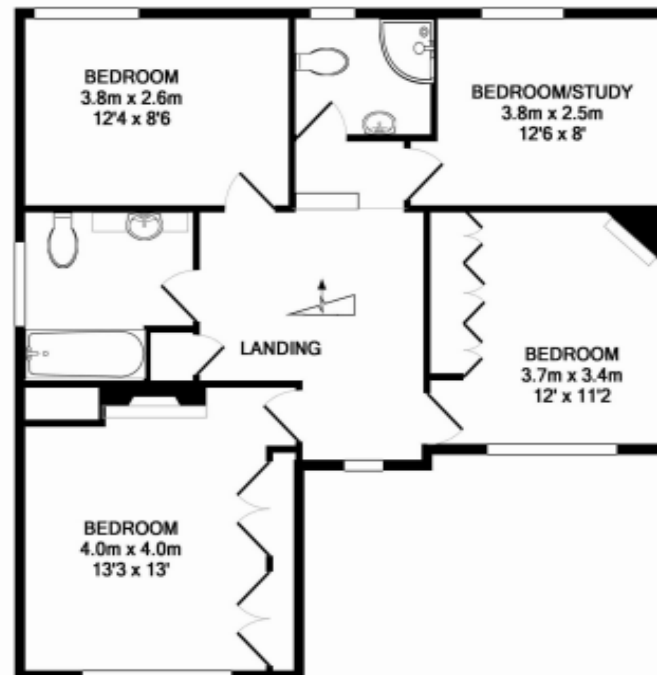
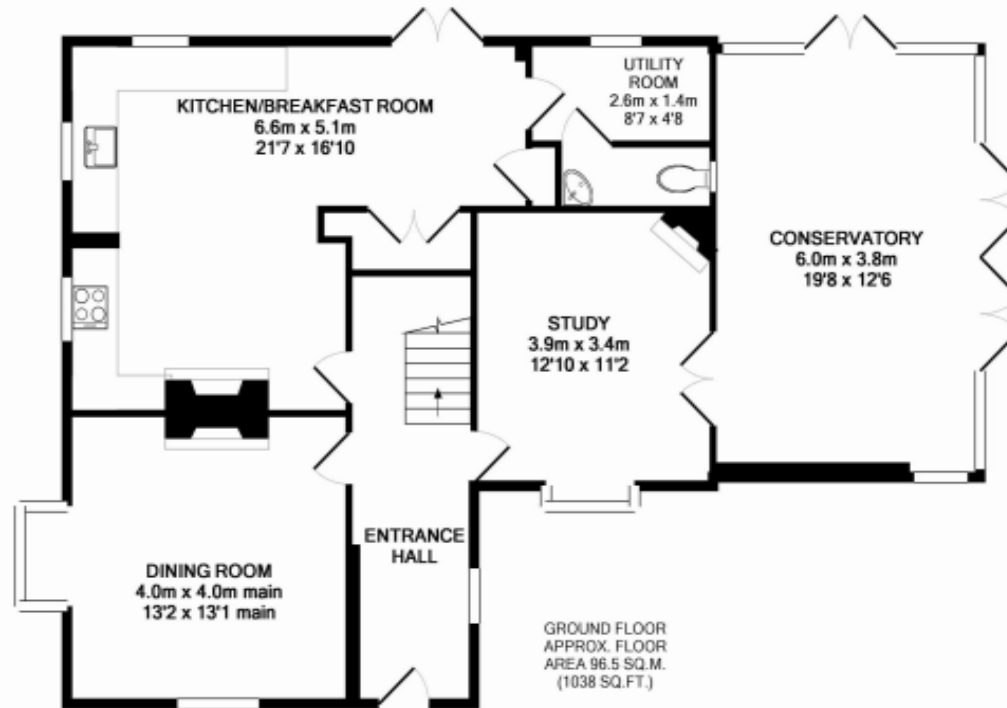
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Please check our website for further information – www.countryhousecompany.co.uk







1ST FLOOR
APPROX. FLOOR
AREA 67.9 SQ.M.
(730 SQ.FT.)

TOTAL APPROX. FLOOR AREA 164.3 SQ.M. (1769 SQ.FT.)



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