



Warnford, Nr West Meon, Petersfield, Alton / Winchester, Hampshire
£1,750 pcm excl

Spacious newly renovated cottage situated in the heart of the Meon Valley



Term: 12 months with the option to renew
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 3

Key Features:

Entrance Hall
Open Plan Kitchen/Breakfast/Family room
Sitting Room with Log Burner
3 Double Bedrooms
Bathroom
Large garden with Decked Area
Double Garage with Utility Area
Rural Location
Stunning Views

Description:

This light and spacious cottage is set within the grounds of a country Estate in wonderful countryside with stunning views and a good degree of privacy.

The cottage is accessed via a private drive leading to a gated driveway.

The entrance hall with plenty of space for coat/boot storage leads to a large open plan fitted kitchen/dining area with double doors both to the garden beyond and to the decking area which is perfect as an additional dining/entertaining space. Adjoining the kitchen is a large sitting room with wood burner and further double doors opening on to the decked area.

There are three double bedrooms and a modern family bathroom with shower over the bath. There is also a large airing cupboard for additional storage.

Outside the gravel driveway offers ample parking space and there is a double garage with utility area and the infrastructure and space for a washing machine and

tumble dryer. The large, private garden wraps round three sides of the property and is mainly laid to lawn.

Situation:

Set in the much sought after thriving Meon Valley village of Warnford with its thriving village hall and the popular childrens' playground. The village has an active village community with highly regarded infant/junior schools nearby at Meonstoke and West Meon.

Situated approximately 2 miles north of the village of Exton and 1.5 miles south of West Meon. Winchester is approximately 12 miles, Alton 12 miles and both Petersfield and Fareham are approximately 10 miles away – all with main line railway stations.

Available NOW

Utilities: A monthly contribution of **£32.50** to cover gutter clearance, drainage and chimney sweeping.
Tenant responsible for Council Tax, oil, electricity, water and logs.

White Goods: Electric cooker and hob. Spaces and infrastructure for a fridge/freezer, dishwasher, washing machine and tumble dryer

Flooring: Carpet/lino

Heating: Oil Fired

Mobile phone reception: Contact 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 their privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

Please contact The Country House Company for further details www.countryhousecompany.co.uk





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