



THE
COUNTRY
HOUSE
COMPANY
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Kitcombe Lane, Farringdon, Nr Alton / Winchester / Petersfield, Hampshire
£7,000 pcm excl, inclusive of Council Tax, Water, Drainage, Internet & Gardening

A handsome 5 bedroom contemporary family home in a peaceful rural setting near the village of Farringdon on the northern fringes of The South Downs National Park



Term: 3-6 MONTH SHORT TERM LET
Fully Furnished

Bedrooms – 5

Key Features:

Entrance Hall with Oak Flooring and Oak Staircase
Drawing Room, Dining Room and Study, each with access to outside
Kitchen/Breakfast Room
Family/Games Room
Master Bedroom En Suite
Second and Third Bedrooms En Suite
Two Further Bedrooms and Family Bathroom
Double Garage and additional Timber Store
Garden and Grounds extending to approx 1.5 acres
Stunning Rural Location and Views

Description:

Architect designed to mirror the gothic period detailing of nearby Rotherfield Park Estate, Westhill House has been set within the site in approximately 1.5 acres taking full advantage of the glorious open rural setting with views across the landscape. Red brick, part tile-hung, with feature windows and stone surrounds, and characterful detailing, the accommodation is well proportioned to create a feeling of light and space.

An impressive oak staircase leads from the reception hall, with oak flooring into the principal Reception Rooms. The Drawing Room, Dining Room and Study on the ground floor all enjoy direct access the Garden, as does the Kitchen/Breakfast Room. The Dining Room enjoys a west facing balcony. A Family Room on the lower ground floor, again with two sets of French doors to the Garden, is a special attraction.

Upstairs the Master Bedroom and Bedroom 2 each have an En Suite Bathroom, Bedroom 3 has an En Suite Shower Room, with are two further Bedrooms, all mainly

enjoying southerly views over the landscape, and a Family Bathroom.

Outside:

The Gardens and Grounds have been extensively landscaped to give wonderful southerly terraces and lawns with extensive views across the grounds and Hampshire landscape. A tarmac drive sweeps through the pillared electric gates, up through the lawned grounds, past the raised beds to an extensive parking area with double garage.

Situation:

Westhill House enjoys a peaceful setting about a mile south west of Farringdon. There is an active local community in Farringdon, which has two pubs and a church, and across the neighbouring villages of Chawton, Newton Valence & East Tisted. In Chawton, known for its links with Jane Austen, there is a primary school, with a village shop and post office in East Tisted as well as a well-regarded farm shop. The market town of Alton offers more extensive facilities and railway station.

There are a number of excellent state, prep and public schools within the area. Farringdon is on the northern fringes of the South Downs National Park, an area well known for its walking, riding with easy access to the sailing on the South Coast, yet within a straight-forward commute of London.

Alton 5 miles (with mainline station), Petersfield 8 miles (with mainline station), Alresford 11 miles, Winchester 17 miles (with mainline station) Chichester 26 miles.

AVAILABLE NOW

Local Authority:

East Hampshire District Council (Band H - Included)

White Goods: Electric AGA with 2 Ovens, Fridge / Freezer, Dishwasher, Washing Machine, Tumble Dryer

Heating: Oil fired central heating

Drainage: Private (Included)

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband: Included

Mobile phone reception: Check with provider

Pets: Considered

Gardening: Included

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

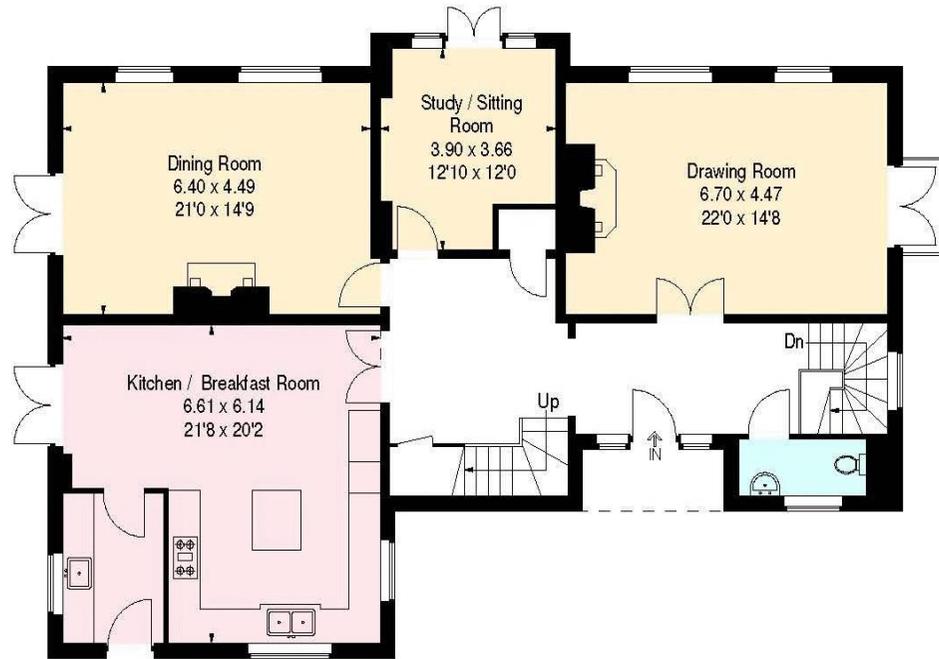
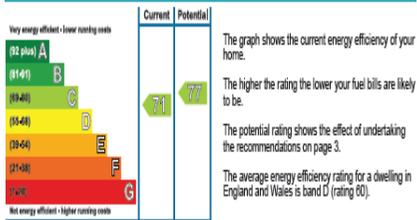
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



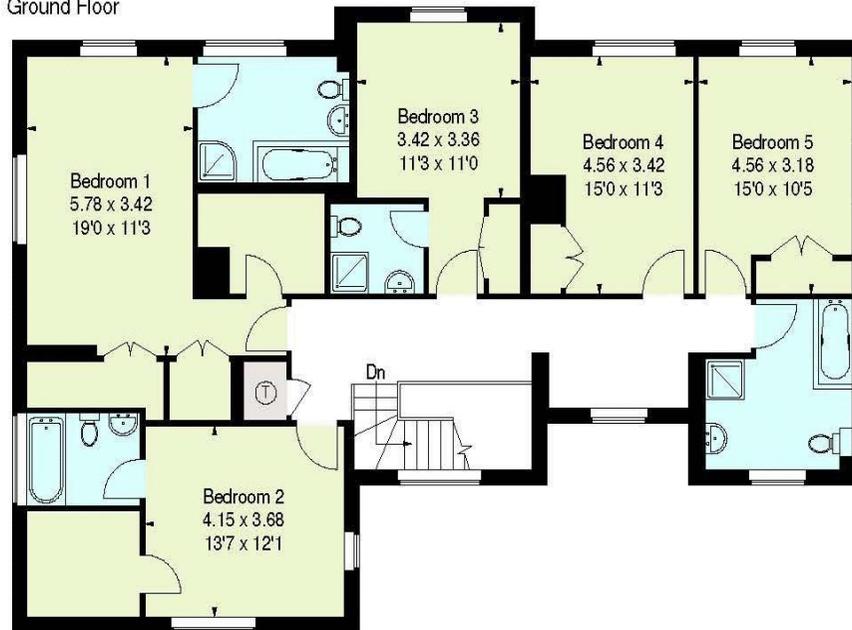
Approximate Gross Internal Area
 356.5 sq m / 3837 sq ft
 Garage = 37.2 sq m / 400 sq ft
 Total = 393.7 sq m / 4238 sq ft



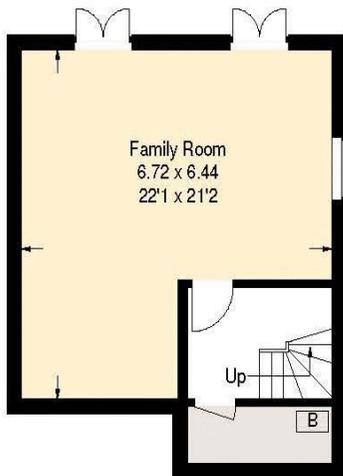
Energy Efficiency Rating



Ground Floor



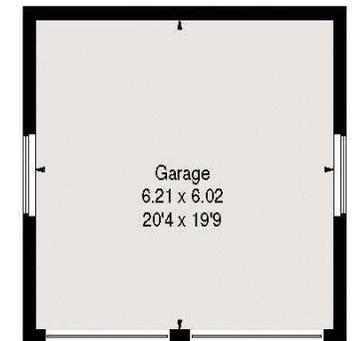
First Floor



Lower Ground Floor



FLOORPLAN © 2014
 0845 6344080 Ref 137469
 This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.



Garage
 (Not Shown In Actual
 Location / Orientation)



The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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