



Noar Hill, Nr Selborne/Petersfield, Hampshire  
£1,750 pcm excl

Farm cottage situated in the heart of the countryside

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

Bedrooms – 2/3

**Key Features:**

Wonderful Rural Location  
Sitting Room with Wood Burner  
Dining Room  
Fitted Kitchen with Pantry  
Laundry/Boiler Room  
Family Bathroom  
Study/Bedroom 3  
2 Double Bedrooms  
Garden and Parking  
Newly built Garage / Workshop

**Description:**

This charming cottage comprises a sitting room with wood burner and a fitted kitchen, with glorious, uninterrupted views over the surrounding countryside, which, in turn, leads to a large family dining area. There is a pantry and separate boiler/laundry room. The family bathroom, with shower over the bath, is also located on the ground floor next to which can be found the study/third bedroom.

Upstairs there are two extremely generous double bedrooms with stunning views and ample boarded eaves storage.

Outside, the property is surrounded by gardens and offers plenty of parking. There is a newly built garage / workshop which can be accessed from the road or from the garden.

The house is surrounded by open countryside and offers a true rural haven.

**Situation:**

Part of a rural Estate, the property is situated within the South Downs National Park, approximately 1 mile from Selborne village with its Post Office, Pub and attractions.

It is approximately 5 miles from Petersfield and 7 miles from Alton with their main line stations and local amenities.

**AVAILABLE EARLY SEPTEMBER 2020**

**Local Authority:** East Hampshire District Council (Band D)

**White Goods:** Space and infrastructure in place for an electric cooker, fridge/freezer, dishwasher, washing machine and tumble dryer (white goods not included)

**Heating:** Oil fired

**Drainage:** Private

**Curtains:** Blinds to principal rooms

**Flooring:** Wood/Tiles/Carpets

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Dogs considered, no cats

**Gardening:** Tenant responsibility

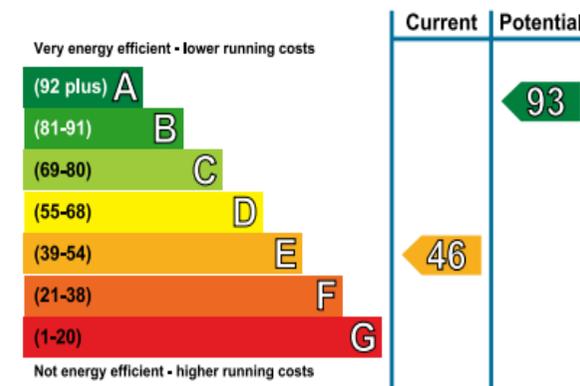
**Viewing:**

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](mailto:info@countryhousecompany.co.uk)

Please check our website for further information – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)





## The Country House Company

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