



Newton Valence, Nr Petersfield / Alton, Hampshire

£2,750 pcm excl

Refurbished, detached, four bedroom house in idyllic setting

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

**Bedrooms – 4**

**Key Features:**

Kitchen with Breakfast Area  
Dining Room  
Sitting Room  
Study  
4 Bedrooms  
Family Bathroom  
Shower Room  
Separate W.C.  
Garage  
Large Garden with Uninterrupted Views

**Description:**

Recently refurbished to a high standard, the accommodation is flexible with high ceilings and dual aspect rooms decorated in light neutral colours which give a fresh, bright feel throughout.

The entrance hall leads to the kitchen which has space for a breakfast table, a double aspect dining room, a living room with French doors to the front garden, a study, W.C. and utility room.

Upstairs are three double bedrooms and one single bedroom, a family bathroom and separate shower, as well as a generous storage cupboard.

**Outside:**

The garden which surrounds the property is mainly laid to lawn with mature beds and open, far reaching views over adjoining countryside.

**Situation:**

Newton Valance is a charming hamlet with nearby villages of Selborne and Farringdon as neighbours.

It is in an ideal location for families with a great choice of schools and excellent commuting links plus good

access for walking, cycling and riding in and around the South Downs National Park. The beaches at Wittering and Hayling Island are within easy reach.

Local schools include primary schools in Selborne, Chawton, Four Marks and Alton and senior schools in Alton, Liphook and Petersfield. Highly regarded independent schools within easy access include Bedales and Churchers College in Petersfield and St Swithun's, Winchester College, Princes Mead and Pilgrims in Winchester.

Nearby road links provide access to Alton, Winchester and Petersfield with their mainline stations, shopping centres and amenities.

**Local Authority:** East Hampshire District Council

**AVAILABLE NOW**



**White Goods:** Electric Hob, Twin Ovens, Dishwasher, Washing Machine and Tumble Dryer

**Heating:** Oil fired

**Drainage:** Private

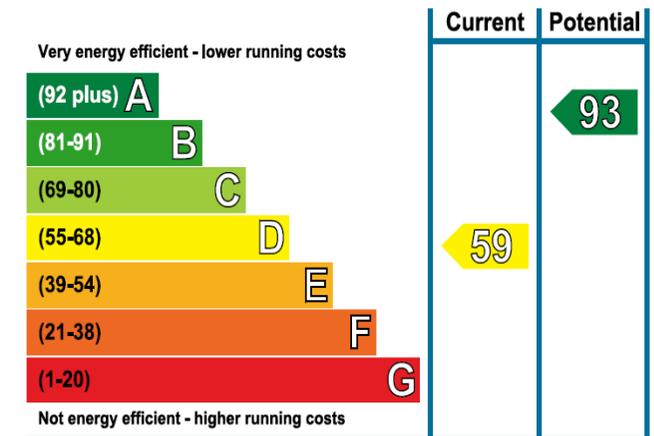
**Curtains:** To principal rooms

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband and Mobile Phone availability:** Check with your Provider

**Pets:** Considered

**Gardening:** Tenant responsibility



**Viewing:**

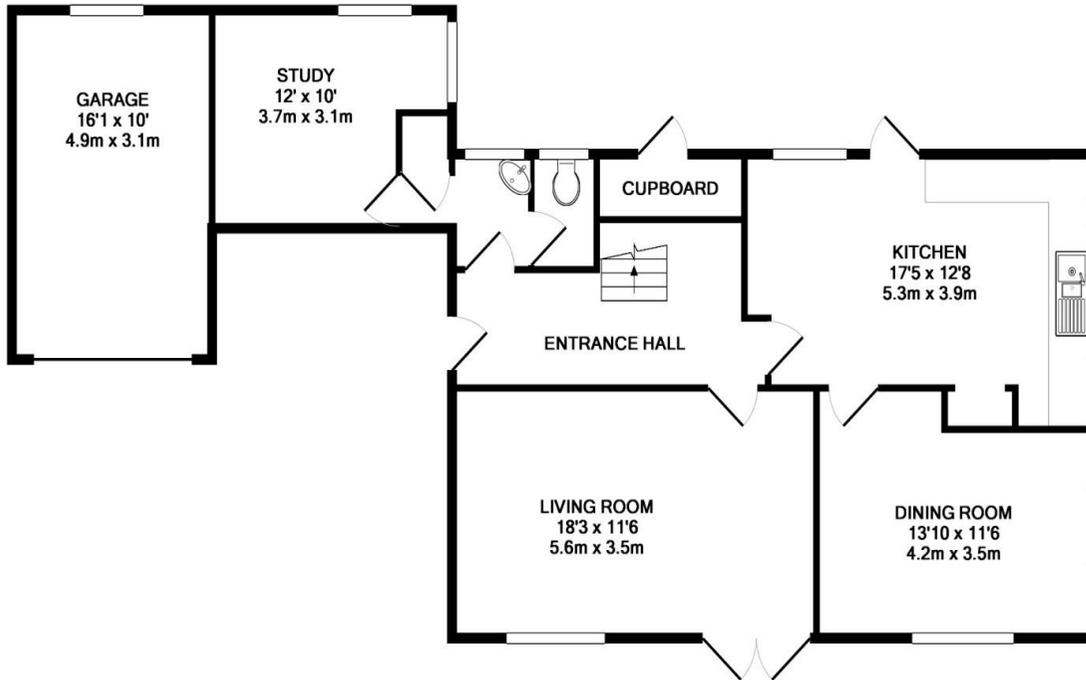
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

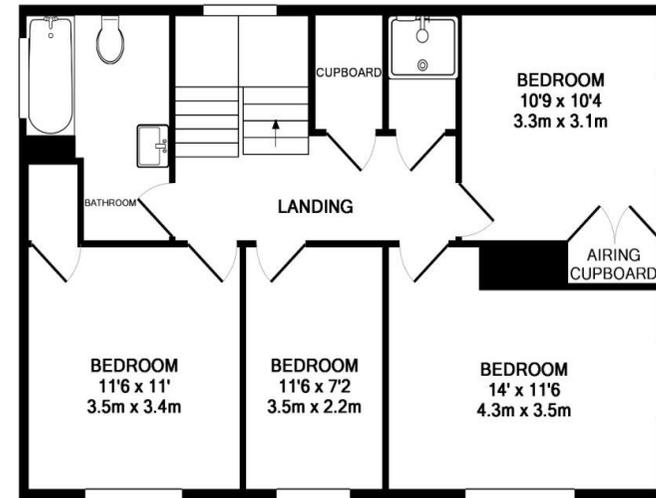
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Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)





GROUND FLOOR  
 APPROX. FLOOR  
 AREA 92.7 SQ.M.  
 (998 SQ.FT.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 65.5 SQ.M.  
 (705 SQ.FT.)



TOTAL APPROX. FLOOR AREA 158.2 SQ.M. (1703 SQ.FT.)

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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## The Country House Company

02392 632 275 [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

[sales@countryhousecompany.co.uk](mailto:sales@countryhousecompany.co.uk) ▪ [lettings@countryhousecompany.co.uk](mailto:lettings@countryhousecompany.co.uk)

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