



Colemore, Nr Petersfield / Alton, Hampshire  
£1,950 pcm excl

THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

A beautiful country retreat in a rural position, yet within easy reach of Petersfield and Alton



**Term:** 12/18 months with the possibility of renewal  
**Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

**Bedrooms – 2/3**

**Key Features:**

Entrance / Dining Hall  
Sitting Room with Open Fire  
Fully Fitted Kitchen  
Utility Room  
Double Bedroom with En Suite Shower Room  
Double Bedroom with Jack and Jill Bathroom  
Study/Bedroom 3  
Double Garage  
Large Garden  
Summerhouse and Greenhouse

**Description:**

This attractive cottage has recently been renovated to a high standard and offers good accommodation on the ground floor with the added bonus of a study/third bedroom in the eaves of the first floor.

**Outside:** The light and sunny cottage sits in a large garden, mainly laid to lawn, with great views and plenty of external storage by way of a double garage, summerhouse and greenhouse.

**Situation:**

Situated in the small hamlet of Colemore which is approximately 5 miles south of Alton, 6 miles from Petersfield and 12 miles from Winchester, all with good amenities and mainline stations. There is easy access to the A3 and the South Coast.

Located within the South Downs National Park, there is access to numerous cycle/foot paths and bridleways.

**AVAILABLE MID DECEMBER 2021**

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

**White Goods:** Electric oven and hob, dishwasher with space and infrastructure for a fridge/freezer, washing machine and tumble dryer

**Heating:** Oil fired central heating

**Drainage:** Private

**Broadband availability:** Check with your provider

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

**Pets:** Considered – sorry 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 privacy.

Tel: 02392 632275

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

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D		
39-54	E	47   E	
21-38	F		
1-20	G		





## 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)

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



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