



Iping, Nr Midhurst /Petersfield, West Sussex  
£2,250 pcm excl., including gardening

A wonderfully positioned, rural Lodge Cottage situated on a small Country Estate  
with far reaching views over the South Downs.



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

**Bedrooms – 2**

**Key Features:**

Open Plan Living Area with Kitchen  
Utility Cupboard  
Two Double Bedrooms  
Family Bathroom  
Separate W.C.  
Study  
Large Enclosed Private Garden with Glorious Views  
Gated Driveway  
Stabling / Dry Storage

**Description:**

A wonderfully positioned, rural Lodge Cottage situated on a small Country Estate with far reaching views over the South Downs.

Single storey cottage, which in parts dates from the 18th Century, in local stone with mullion insets. The property offers a large open plan living area with woodburner and well-fitted kitchen, two double bedrooms and walk through third bedroom/study with good additional storage, a fitted bathroom with electric shower over the bath, separate W.C. and a utility cupboard, which houses a washing machine and a tumble dryer

**Outside:**

Outside the cottage benefits from a large enclosed private garden with stunning views over the South Downs and surrounding countryside. There is ample parking space and a covered car port.

Several loose boxes, located on the private driveway, are available to the Tenant for storage purposes.

**Situation:**

The cottage is situated on a south facing hill some 4 miles from Midhurst and approximately 6 miles from Petersfield via the A272, just north of the very picturesque village of Iping, with its famous stone bridge across the river Rother. Milland, with its village shop/cafe and award-winning pub, is just to the north with access to Haslemere (approx 7 miles) and its main line railway station (London Waterloo 50 mins), and the nearby A3.

**AVAILABLE END JULY 2023**

**Local Authority:** Chichester District Council (Band E)

**White Goods:** Electric Oven and Hob, Dishwasher, Fridge/Freezer, Washing Machine and Tumble Dryer

**Heating:** Oil fired

**Drainage:** Private

**Curtains / Blinds:** Included

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

**Broadband availability:** Check with your provider

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

**Pets:** Considered

**Gardening:** Included

**Logs provided by the Estate**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

**Viewing:**

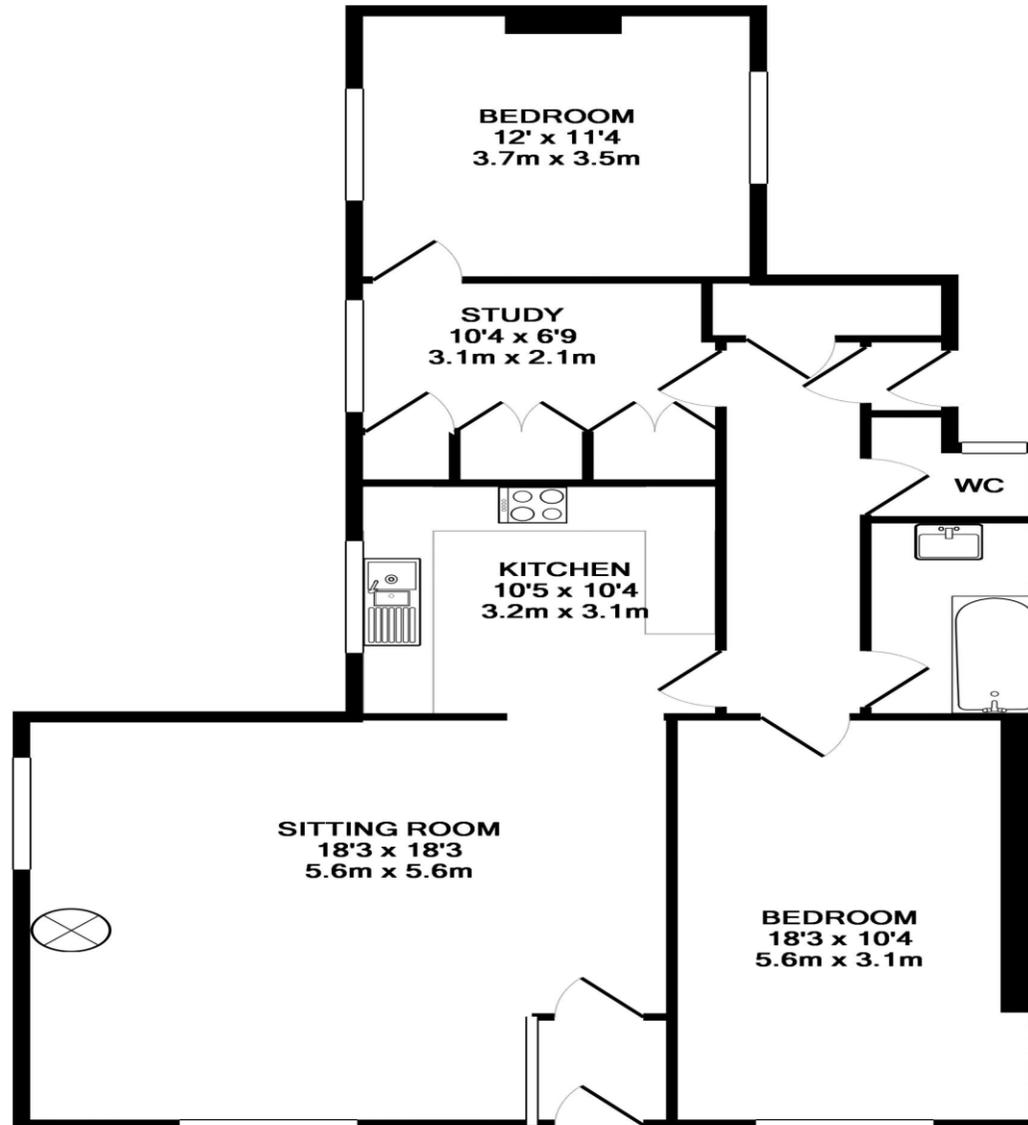
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

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





TOTAL APPROX. FLOOR AREA 995 SQ.FT. (92.5 SQ.M.)

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

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