



Clanfield, Nr Hambledon / Meon Valley / Petersfield, Hampshire  
£795 pcm excl (+ £100 pcm to include all utilities)

A stylish one-bedroom detached Annexe, in a popular South Downs village location.  
Single occupancy only.



**Term:** 12 months with the possibility of renewal  
**Bedrooms – 1**  
**Furnished – Assured Shorthold Tenancy / Contractual Residential Tenancy**

**Key Features:**

Open Plan, Modern Kitchen / Sitting Room  
Double Bedroom  
En Suite Shower Room  
Sitting Out Area  
Off Road Parking  
Recently Converted  
Suitable for a Single Occupant during working week only  
£100 pcm contribution towards utilities  
£50 pcm optional charge for cleaning and linen changing

**Description:**

The Annexe has an open plan kitchen / living area, separate double bedroom and en suite shower room.

Located in a popular village location, in the grounds of a country house, the property is detached and has been converted to an extremely high standard.

Suited to an individual with local work commitments during the week only.

**Outside:**

There is a small sitting out area available and private off-road parking.

The property is situated in the heart of the South Downs National Park and within easy reach of Petersfield and the South Coast.

Clanfield village is a short distance away, with a range of village shops, post office, schools and church.

The A3 gives direct access to the market town of Petersfield with main line station to Waterloo (approx 1 hr), Portsmouth and the South Coast.

**Local Authority:** East Hampshire District Council

**AVAILABLE AUGUST 2021**

**White Goods:** Electric Cooker & Hob, Undercounter Fridge with Freezer Compartment

**Heating:** Included

**Drainage:** Included

**Curtains:** To principal rooms

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

**Broadband availability:** Check with your provider

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

**Pets:** No Pets allowed - Not suitable



**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		126   A
81-91	B		
69-80	C	72   C	
55-68	D		
39-54	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

