



Heath Road, Petersfield, Hampshire
£4,000 pcm excl., including gardening

Five bedroom family house in a spectacular, central location overlooking the lake and heath



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

Bedrooms – 5

Key Features:

Kitchen / Breakfast Room / Separate Utility Room
Drawing Room
Dining Room
Study
Cloakroom / W.C.
Master Bedroom Suite
Four Further Bedrooms
Two Further Bathrooms with Walk In Showers
Large Private Garden
Ample Parking, Garage, Garden Store

Description:

A spacious five-bedroom family house located in the much sought after town of Petersfield, overlooking both The Lake and The Heath.

Offering spacious accommodation, the ground floor comprises of a large entrance hall, kitchen / breakfast room, dining room, drawing room and study. There is also a separate utility room and cloakroom / W.C.

Upstairs there is a master bedroom suite, four further bedrooms and two family shower rooms.

Outside:

Outside, the extensive gardens (just over half an acre) are laid mainly to lawn with herbaceous borders and mature trees.

In addition to ample parking, there is a garage as well as a separate garden store.

Situation:

Situated in a superb central location in the sought after market town of Petersfield, this property is ideally located overlooking both the heath and the lake.

The area has an excellent range of schools including Bedales, Churcher's College, Ditcham Park and The Petersfield School (TPS). It is also conveniently situated for the mainline station (Waterloo one hour).

By road, the A3, which runs between London and Portsmouth, provides access through the Hindhead Tunnel to Guildford, London, Heathrow, Gatwick, the M25/M3, and south to the coast. Petersfield offers good local shopping/sports facilities and restaurants.

Located in the heart of The South Downs National Park, there is excellent walking, cycling and riding close to hand.

Local Authority: East Hampshire District Council (Band G)

AVAILABLE JUNE 2021

NOTE: ALL PHOTOS PRIOR TO RECENT REDECORATION / MINOR RENOVATION WORK



White Goods: Gas Hob, Two Electric Ovens and Dishwasher. Space and infrastructure for Fridge/Freezer, Washing Machine and Tumble Dryer.

Heating: Mains gas

Drainage: Mains

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Preferably not

Gardening: Included

Viewing:

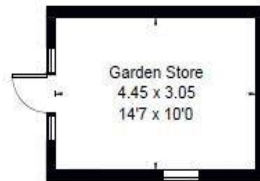
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

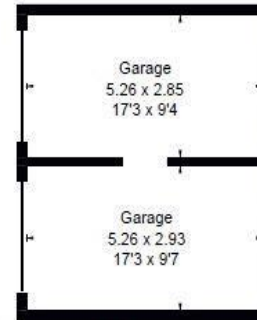
Please contact The Country House Company for further details – www.countryhousecompany.co.uk

Approximate Area = 291.8 sq m / 3141 sq ft
 Garage = 31 sq m / 334 sq ft
 Total = 322.8 sq m / 3475 sq ft (Excluding Shed / Void)
 Including Limited Use Area (9.9 sq m / 106 sq ft)



(Not Shown In Actual Location / Orientation)

☐ = Reduced head height below 1.5m

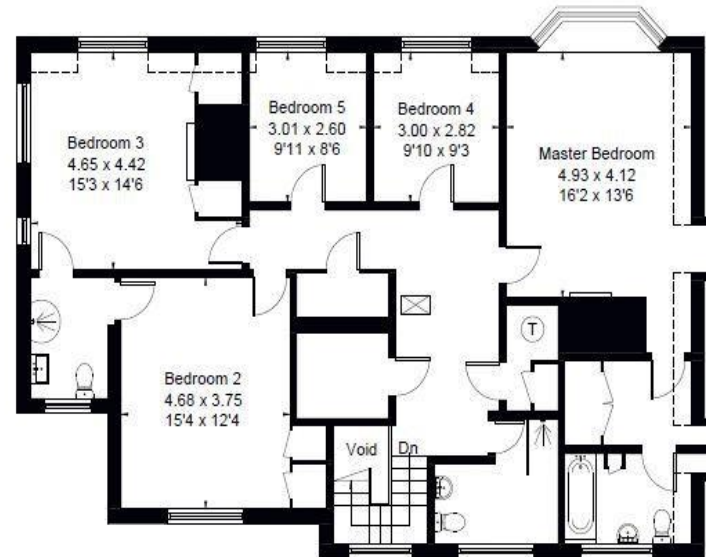


(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	71 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 266007





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