



Warnford, Nr Winchester / Petersfield, Hampshire  
£1,200 pcm excl

THE  
COUNTRY  
HOUSE  
COMPANY  
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Set within a lovely, quiet country estate, this single story conversion of the old traditional walled garden buildings provides light accommodation with good ceiling height







**Term:** 12 months with the possibility of renewal  
**Bedrooms – 2**  
 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

#### Summary of Accommodation:

Porch / Cloak Area  
 Kitchen / Dining / Sitting Room  
 Two Double Bedrooms  
 Family Bathroom  
 Garden  
 Store Room  
 Parking for two cars

#### Description:

Set within a lovely, quiet country estate, this single-story conversion of the old traditional walled garden buildings provides light accommodation with good ceiling height.

The open plan kitchen / living area and both the double bedrooms all have French doors which open onto the south facing garden.

The south facing private garden has a gravel seating area, lawn, one raised bed and store room.

#### Situation:

The property is set within a lovely quiet country estate which is located in the thriving and much sought after village of Warnford in the Meon Valley.

Within the village there is a popular local pub, The George and Falcon and a village hall which holds exercise classes. Within 2 miles of the property are a number of attractive and interesting places to visit. One of these is the unspoiled and quiet village of Exton where most of the lanes are bounded by the traditional flint walls of Hampshire.

There, one will find the Shoe Inn which, as well as serving Wadsworth beers and food, has a delightful riverside garden. In the small village of Corhampton, is one of Southern England's most charming little Saxon churches built around the first Millennium.

There is also a stocked village shop within 2 miles. Visitors prepared to travel as far as 5 or 6 miles will find a wealth of interest. The pleasant and sought after small country towns of Bishops Waltham and Alton are close at hand. There is excellent walking nearby.

Situated off the A32, just over 3 miles north of the village of Exton and 1.5 miles south of West Meon. Winchester is approximately 10.8 miles, Alton 13.4 miles and approximately 10 miles from both Petersfield and Fareham.

**AVAILABLE EARLY OCTOBER 2021**

**Local Authority:** Winchester City Council (Band C)

**White Goods:** Electric Cooker and Oven. Space and infrastructure for small Dishwasher and Washing Machine.

**Heating:** Oil fired

**Drainage:** Private

**Curtains:** Tenant to provide

**Flooring:** Carpets/Lino

**Broadband availability:** Check with your provider

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

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

**Gardening:** Tenant Responsibility



#### Viewing:

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

Tel: 02392 632275

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

Please check our website for further information – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		





## The Country House Company

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