



THE
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Petersfield, Hampshire
£5,950 pcm excl., including gardening

A recently built five bedroom family home, finished to an extremely high standard and within walking distance of the sought-after market town of Petersfield.



Term: 12 months with the possibility of renewal
Bedrooms – 5
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Drawing Room with Wood Burning Stove
 Fully Fitted Open Plan Kitchen / Dining / Living Space
 Large Utility Room
 Cloakroom / W.C.
 Master Bedroom with Dressing Room and En Suite
 Four Further Double Bedrooms
 Two Family Bathrooms
 Integral Single Garage
 Landscaped, Enclosed Garden and Large Terrace
 Driveway with Electric Gate

Description:

A recently built family home, finished to an extremely high and energy efficient standard by the award-winning Petersfield based developers, 6a Vision.

The property, which lies over three floors, has been designed to be both stylish and practical with top of the range fixtures and fittings and bespoke features throughout including a contemporary fully fitted kitchen and utility room, electrically operated blinds, oak storage spaces and two fully fitted walk in wardrobes.

There is under floor heating on all three floors maximising space for furniture, sound proofing between floors, low energy lighting, Freesat / Freeview wiring in most rooms and CAT 6 wiring throughout. Externally the automated gates incorporate a video entry system for additional security.

Local Authority: East Hampshire District Council (Band G)

Outside:

Approached by a private road, the property is set within its own gated plot with ample parking and turning for numerous cars, integral garage, fully landscaped garden and large terrace to the rear overlooking the part walled and enclosed garden beyond.

Situation:

Situated in a superb central location in the sought-after market town of Petersfield with its mainline station (Waterloo in just over one hour), restaurants and amenities, this property is ideally located, with easy access to Churcher's College, Bedales, Highfield, Brookam and the Hindhead schools. By road, the A3 provides access via the Hindhead tunnel to Guildford, London, Heathrow, Gatwick, the M25 and south to the coast.

AVAILABLE END OCTOBER 2023

White Goods: 5 Ring Induction Hob, Double Oven and Warming Drawer, Instant Hot Water Tap, Fridge, Freezer, Wine Cooler, Dishwasher, Washing Machine and Tumble Dryer.

Heating: Air source heating

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: Considered

Gardening: Included

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | 84 B | 90 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | 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.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

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



Floorplans

Main House internal area 2,640 sq ft (244 sq m)

Garage internal area 191 sq ft (18 sq m)

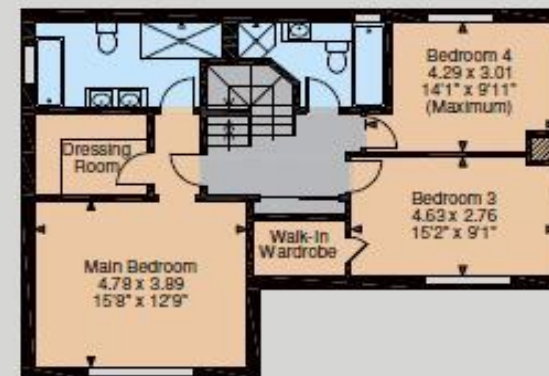
For identification purposes only.



Ground Floor



Second Floor



First Floor

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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