



Brockwood, Alesford, Nr Winchester/Petersfield, Hampshire

£1,450 pcm excl.

Three bedroom semi-detached cottage set in glorious countryside
with a large enclosed garden

THE
COUNTRY
HOUSE
COMPANY

Sales | Lettings | Management



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

Bedrooms – 3

Key Features:

Sitting Room
Fully Fitted Kitchen / Breakfast Room with Rayburn
Utility Cupboard
Family Bathroom
Store Room / Boot Room / Dog Room
Three Double Bedrooms
Large Garden with Terrace and Mature Beds
Brick Storage Shed and Garden Store
Ample Private Parking
Uninterrupted Views

Description:

Attractive three bedroom semi-detached cottage set in glorious countryside.

Outside:

The front garden is enclosed with well-stocked borders. The larger rear garden is laid mostly to lawn, with the addition of a gated driveway, brick storage shed and large paved terrace.

Situation:

This farm cottage, set well back (at least one mile) from the A272, is in a brilliant location to access Winchester, Petersfield and Alton – all with main line stations. It is tastefully decorated throughout and enjoys a wonderfully rural, private setting with uninterrupted views on all sides.

Situated within the South Downs National Park there are numerous footpaths, bridleways and cycle trails within easy reach.

Local Authority: Winchester City Council (Band D)

AVAILABLE END JANUARY 2022

White Goods: Electric Rayburn and Electric Oven and Hob with space and infrastructure for a Dishwasher, Fridge/Freezer, Washing Machine and Tumble Dryer

Heating: Electric Boiler

Water: Private (invoiced by Landlord)

Drainage: Private (approx. £30 bi-annually to empty)

Curtains: Tenant to supply

Broadband availability: FIBRE to Property via Callflow – monthly contribution to Landlord (approx. £38pcm)

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

Viewing:

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

Tel: 02392 632275

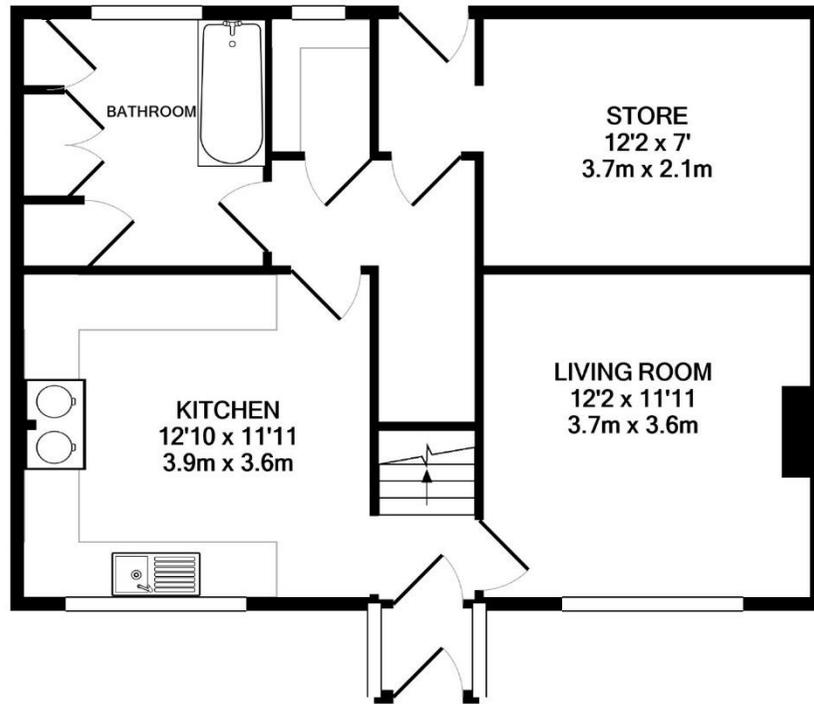
Email: info@countryhousecompany.co.uk

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

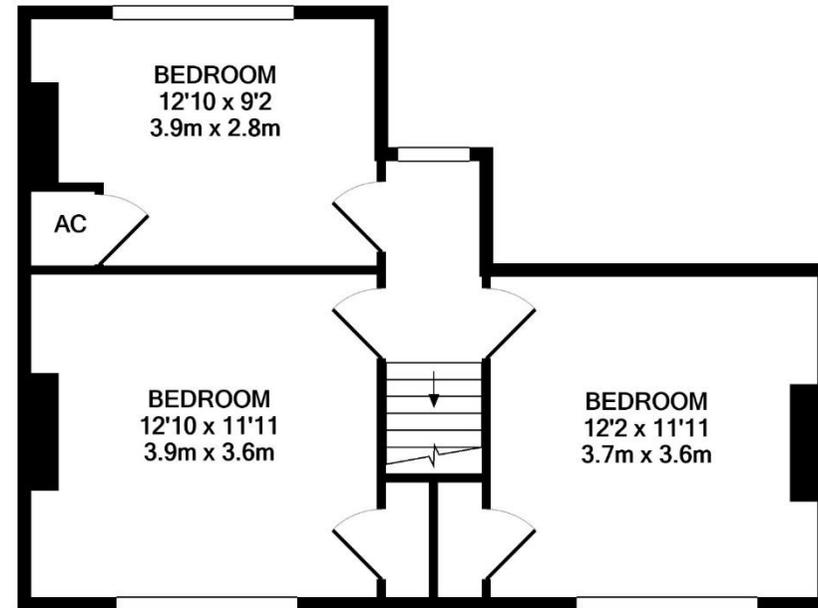


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 45 E | |
| 21-38 | F | | |
| 1-20 | G | | |





GROUND FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 461 SQ.FT.
(42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1075 SQ.FT. (99.9 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

Made with Metropix ©2021





The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



www.countryhousecompany.co.uk