



Colemore, Nr Petersfield / Alton, Hampshire
£1,950 pcm excl

THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management

A beautiful country retreat in a rural position, yet within easy reach of Petersfield and Alton



Term: 12/18 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 2/3

Key Features:

Entrance / Dining Hall
Sitting Room with Open Fire
Fully Fitted Kitchen
Utility Room
Double Bedroom with En Suite Shower Room
Double Bedroom with Jack and Jill Bathroom
Study/Bedroom 3
Double Garage
Large Garden
Summerhouse and Greenhouse

Description:

This attractive cottage has recently been renovated to a high standard and offers good accommodation on the ground floor with the added bonus of a study/third bedroom in the eaves of the first floor.

Outside: The light and sunny cottage sits in a large garden, mainly laid to lawn, with great views and plenty of external storage by way of a double garage, summerhouse and greenhouse.

Situation:

Situated in the small hamlet of Colemore which is approximately 5 miles south of Alton, 6 miles from Petersfield and 12 miles from Winchester, all with good amenities and mainline stations. There is easy access to the A3 and the South Coast.

Located within the South Downs National Park, there is access to numerous cycle/foot paths and bridleways.

AVAILABLE AUGUST 2022

Local Authority: East Hampshire District Council (Band C)

White Goods: Electric oven and hob, dishwasher with space and infrastructure for a fridge/freezer, washing machine and tumble dryer

Heating: Oil fired central heating

Drainage: Private

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered – sorry no cats

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 | | |
| 69-80 | C | | 78 C |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |





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