



Newton Valence, Nr Petersfield / Alton, Hampshire
£2,950 pcm excl.

Detached four bedroom house in an idyllic private setting



Term: 12 months with the possibility of renewal
Bedrooms – 4
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Kitchen with Breakfast Area
 Dining Room
 Sitting Room
 Study
 Cloakroom/Utility Room
 Four Double Bedrooms
 Family Bathroom
 Separate Shower Room
 Garage
 Large Mature Garden with Uninterrupted Views

Newton Valence lies approximately two miles to the south-east of Selborne with its local shop, pub and Gilbert White's house.

Highly regarded schools within easy access include Bedales, Churchers College and The Petersfield School in Petersfield, St Swithun's, Winchester College, Princes Mead and Pilgrims in Winchester and Bohunt School in Liphook.

Nearby road links provide access to Alton, Winchester and Petersfield with their mainline stations, shopping centres and amenities.

Description:

This detached property affords flexible, light and spacious accommodation on the edge of the sought after and thriving village of Newton Valence.

Outside:

The garden which surrounds the property is mainly laid to lawn with mature beds and open, far reaching views over adjoining countryside.

Situation:

Enjoying some wonderful far reaching views from an elevated position in Newton Valence and set in the heart of the South Downs National Park, this property has excellent access to walking, cycling and riding routes. The beaches at Wittering and Hayling Island are also within easy reach.

AVAILABLE NOW

Local Authority: East Hampshire District Council (Band E)

White Goods: Electric double oven and hob, fridge/freezer, washing machine and space and infrastructure for dishwasher

Heating: Oil fired

Drainage: Private

Broadband and Mobile Phone availability: Check with your Provider

Pets: Considered

Gardening: Tenant responsibility



Viewing:

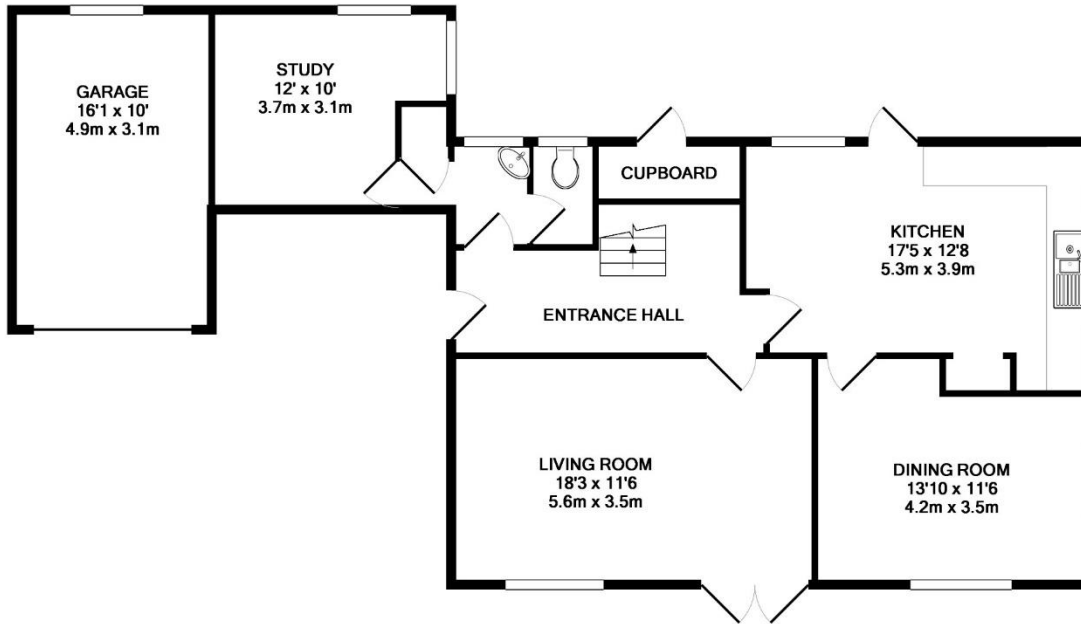
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

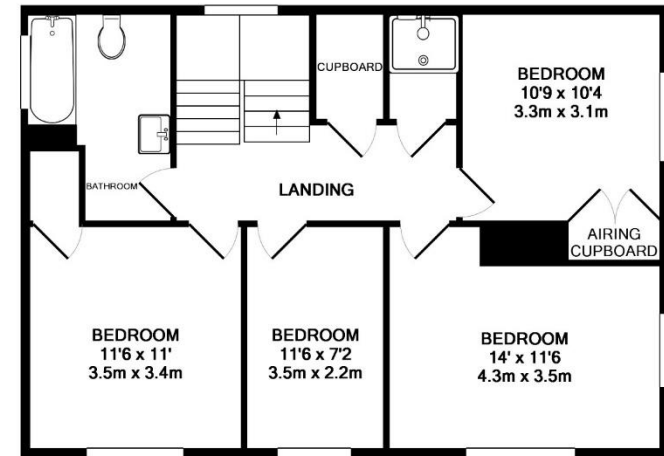
Email: info@countryhousecompany.co.uk

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 92.7 SQ. M.
(998 SQ. FT.)



1ST FLOOR
APPROX. FLOOR
AREA 65.5 SQ. M.
(705 SQ. FT.)



TOTAL APPROX. FLOOR AREA 158.2 SQ. M. (1703 SQ. FT.)

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.
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