



Nr Alresford, Winchester, Petersfield, Hampshire
£1,300pcm, excl.

Newly Decorated Three Bedroom Period Cottage on the Edge of the Village
with Good Access to Commuting Links.

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

Bedrooms – 3

Key Features:

Newly Fitted Kitchen with Large Pantry
Dining room
Sitting room with Open Fire
Boot Room / Boiler Room / External W.C.
Two Double Bedrooms
Single Bedroom
Family Bathroom
Front Garden and Enclosed Rear Garden
Further Open Lawned Area
Storage Sheds and Single Garage

Outside:

A enclosed garden to the rear of the property which is lawned with mature beds. There is also another section of grass area beyond, which can be used with 2 sheds.

Situation:

The cottage is set just off the A272 between Bramdean and West Meon with its village shop, café, post office / general store, butcher, popular pub, popular primary school and village recreational ground. Situated within the South Downs National Park, there is an abundance of good cycling, walking and bridle paths.

The cottage is nine miles from Petersfield, eleven miles from Winchester and twelve miles from Alton all with mainline stations and a good range of amenities. There is easy access from the property to the South Coast.

AVAILABLE NOW

Local Authority: Fareham Borough Council (Band D)

White Goods: Electric Oven and Hob

Heating: Oil Fired

Drainage: Private

Curtains: To principal rooms

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant Responsibility

Viewing:

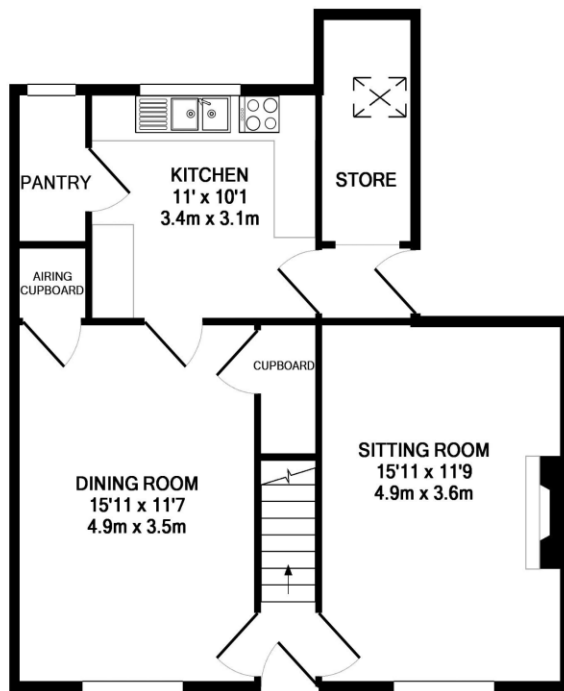
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

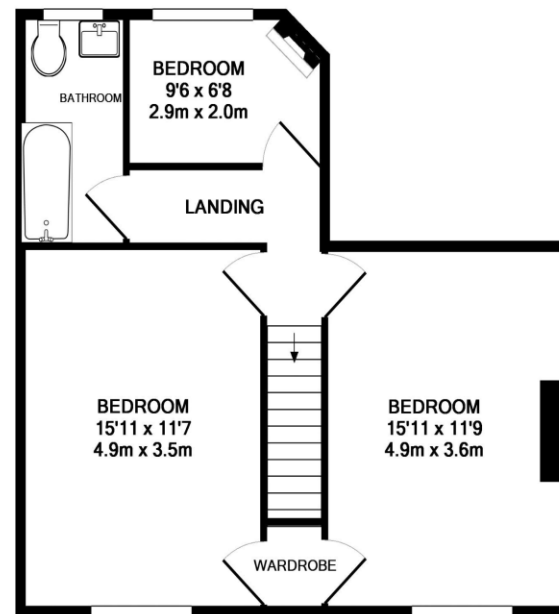
Email: info@countryhousecompany.co.uk

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 c
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



GROUND FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.3 SQ.M.)



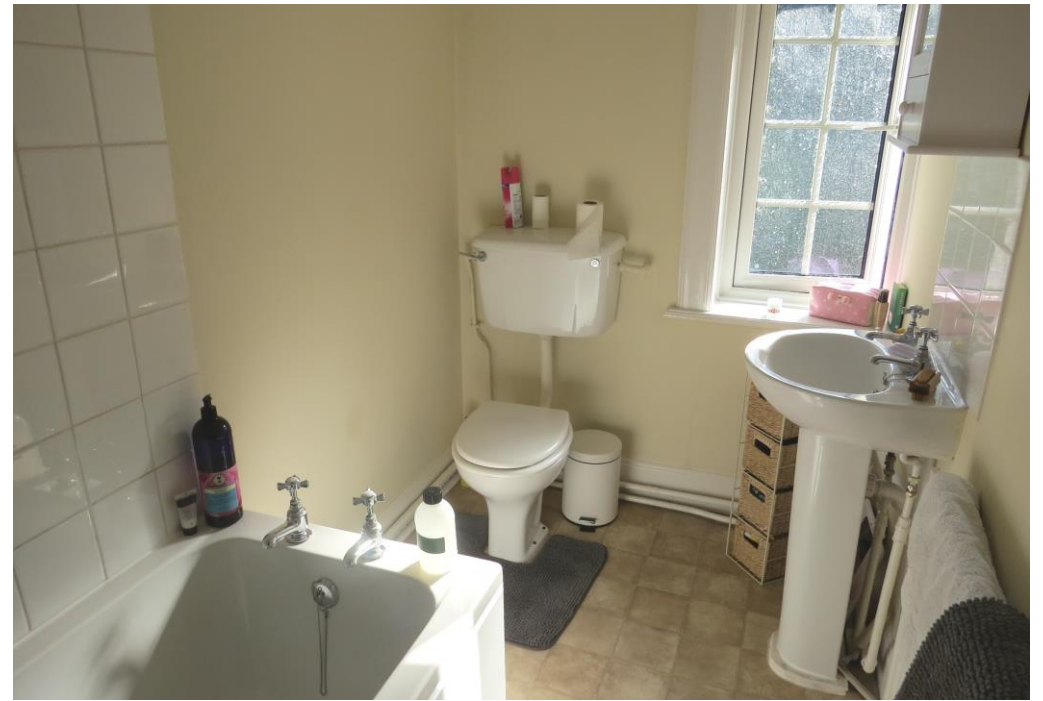
1ST FLOOR
APPROX. FLOOR
AREA 557 SQ.FT.
(51.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1185 SQ.FT. (110.1 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

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