



Colemore, Nr Alton / Petersfield, Hampshire
£2,495 pcm , excl.

Idyllic, Detached Three Bedroom Cottage set Privately in Glorious Countryside

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Term: 24 months with the possibility of renewal
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 3/4

Key Features:

Detached Cottage in Idyllic, Private Rural Location
Fully Fitted Kitchen with French Windows to Terrace
Sitting Room with Wood Burner
Two Further Reception Rooms / Bedroom Four
Utility Room / Pantry
Back Porch and Cloakroom
Three Double Bedrooms
Large Bathroom (Shower over Bath)
Large Enclosed Garden
Double Car Port with Secure Storage

Description:

A charming, spacious detached cottage set in an unbeatable rural location with flexible accommodation. This property has been newly carpeted and decorated throughout.

Outside:

The property is accessed via its own private driveway and is surrounded by a large, enclosed garden. There is also an open bay garage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

Situation:

Colemore is a small hamlet, with the larger villages of Selborne and Froxfield close by, both of which have shops and thriving village school communities.

The Cottage is part of a rural Estate, situated within the South Downs National Park, and is well placed on the local footpath network. It is approximately six miles from both Petersfield and Alton with their mainline stations and amenities, eight miles from Alresford and fifteen miles from Winchester.

There is easy access to local schools such as Bedales, Churchers College, The Petersfield School, Bohunt School, Alton College and the Winchester schools.

AVAILABLE NOW

Local Authority: East Hampshire District Council (Band E)

White Goods: Electric Oven and Hob with Space and Infrastructure for a Fridge/Freezer, Dishwasher, Washing Machine and Tumble Dryer.

Heating: Oil Fired

Drainage: Private – Septic Tank

Curtains: Not Provided

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Dogs considered, strictly no Cats

Gardening: Tenant responsibility

Electric Vehicle Charging Point can be installed by the Tenant in the Car Port (Electrics Available)



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





The Country House Company

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