

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



Idyllic, Detached Three Bedroom Cottage set Privately in Glorious Countryside









Term:

24 months with the possibility of renewal Bedrooms – 3/4 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

# **Key Features:**

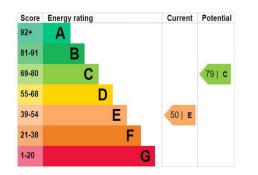
Detached Cottage in Idyllic, Private Rural Location Fully Fitted Kitchen with French Windows to Terrace Sitting Room with Wood Burner Two Further Reception Rooms / Bedroom Four Utility Room / Pantry Back Porch and Cloakroom Three Double Bedrooms Large Bathroom (Shower over Bath) Large Enclosed Garden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



# 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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