



Warnford, Nr West Meon/Petersfield/Winchester, Hampshire

£1,350 pcm excl.

THE  
COUNTRY  
HOUSE  
COMPANY  
Sales | Lettings | Management

A Delightful Three Bedroom Terraced Cottage set in the Popular Meon Valley  
Village of Warnford



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

**Bedrooms – 3**

**Key Features:**

Fully Fitted Kitchen / Breakfast Room  
Dining Room / Snug  
Sitting Room with Open Fireplace  
Cloakroom / W.C.  
Master Bedroom  
Two Further Double Bedrooms  
Family Bathroom  
Front and Rear Gardens with Shed and Covered Storage  
Allocated Off Road Parking

Set away from the main road, this property is surrounded by open countryside. Petersfield with its main line station and excellent schools is ten miles away with Winchester eleven miles away and the beautiful market town of Alresford with its wealth of independent shops, restaurants and cafes seven miles away.

**AVAILABLE NOW**

**Description:**

A delightful, newly decorated, terraced three bedroom cottage set on a small, quiet lane in the popular Meon Valley village of Warnford, within easy reach of West Meon and with wonderful views. The pretty, low maintenance garden lies mainly to the rear of the property with a shed, covered storage area, lawn and flower beds.

**Situation:**

Set in The South Downs National Park, there are excellent walking, riding and cycling routes easily accessible and access to a locally renowned, privately owned playground. The village has an active local community with highly regarded infant/junior schools nearby at Meonstoke and West Meon.

**Local Authority:** Winchester City Council (Band C)

**White Goods:** Electric Oven and Hob with space and infrastructure for a Fridge/Freezer, Washing Machine and Dishwasher  
**Heating:** Oil fired  
**Drainage:** Private, contribution to the landlord  
**Curtains/Blinds:** To principal rooms  
**Flooring:** Carpets/Laminate  
**Broadband availability:** Check with your provider  
**Mobile phone reception:** Check with your provider  
**Pets:** Considered  
**Gardening:** Tenant responsibility

**Viewing:**

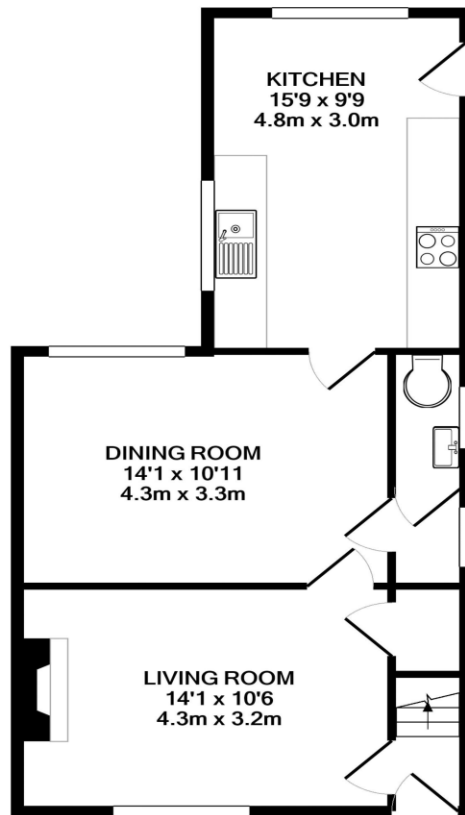
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

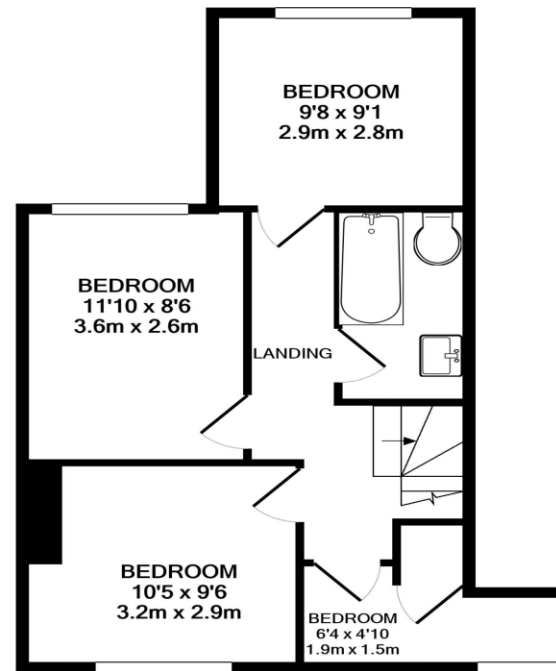
Email: [info@countryhousecompany.co.uk](mailto:info@countryhousecompany.co.uk)

Please contact The Country House Company for further details – [www.countryhousecompany.co.uk](http://www.countryhousecompany.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   c
55-68	D	57   d	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
APPROX. FLOOR  
AREA 514 SQ.FT.  
(47.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 452 SQ.FT.  
(42.0 SQ.M.)



**TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 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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## The Country House Company

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