



Warnford, Nr Winchester / Petersfield, Hampshire
£3,250 pcm excl.

THE
COUNTRY
HOUSE
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New Four Bedroom Barn Conversion with Separate Home Office
Set in the Popular Meon Valley Village of Warnford



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

Key Features:

Newly Converted Detached Barn in a Rural Setting
 Large Open Plan Living Area with Fully Fitted Kitchen and Wood Burning Stove
 Snug / Study Area
 Utility Room and Separate W.C. / Cloakroom
 Two Double Bedrooms with En Suite Shower Rooms
 Two Further Double Bedrooms
 Family Bathroom with Bath and Walk in Shower
 Separate Home Office / Annexe
 Large Terrace and Private Garden
 Energy Efficient Heating and Hot Water (Air Source)

Situation:

Set in the sought-after and thriving Meon Valley village of Warnford, the property is quietly located within a short walk to the village hall and the popular childrens' playground. The village has an active village community with highly regarded infant/junior schools nearby at Meonstoke and West Meon.

The property is situated on a small, quiet lane set away from the main road and 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

Description:

A newly converted Barn, finished to an extremely high standard in a rural setting on the edge of the village of Warnford.

Outside:

The property is set within its own private plot with off street parking, fully landscaped garden and large south facing terrace to the rear, overlooking the open countryside beyond.

There is a large separate fully fitted home office / annexe with cooking facilities and a w.c.

AVAILABLE NOW

Local Authority: Winchester City Council (Band TBC)

White Goods: Electric Oven and Hob with space and infrastructure for a fridge/freezer, dishwasher, washing machine and tumble dryer

Heating: Air source heating and hot water

Drainage: Private – contribution to landlord

Curtains: To principal rooms

Flooring: Carpets/Wood-Effect Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant Responsible

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C	80 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewing:

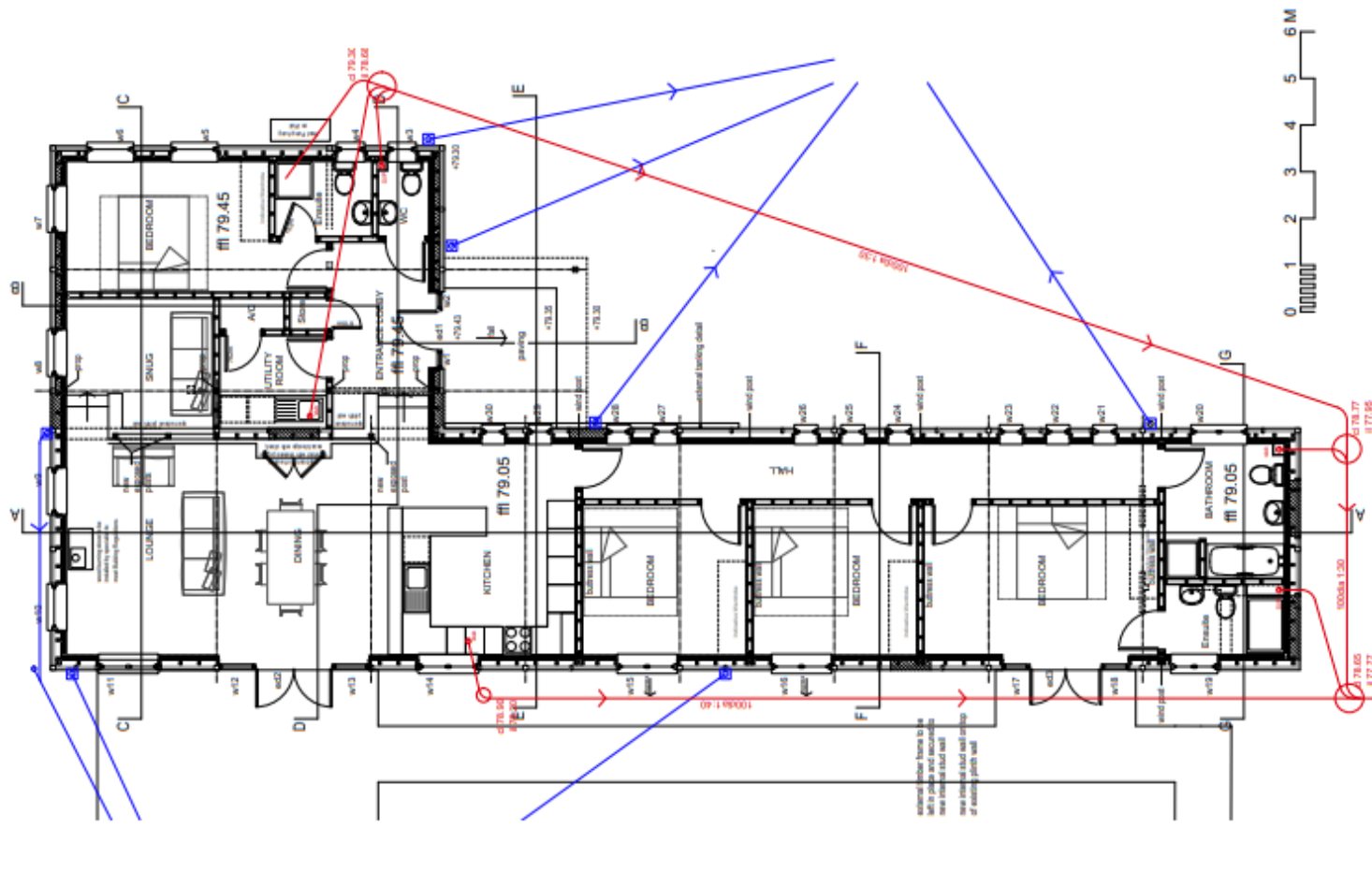
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

Email: info@countryhousecompany.co.uk

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





HOME OFFICE NOT SHOWN ON THE ABOVE PLAN





The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley

