



THE  
COUNTRY  
HOUSE  
COMPANY  
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Steep Marsh, Petersfield, Hampshire  
£3,500 pcm, excl.

Located in a Stunning Rural Setting; this Detached Cottage Offers a Perfect Blend of Country Idyll and Contemporary Comfort.



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

**Bedrooms – 4**

**Key Features:**

Contemporary Kitchen / Dining Area  
Living Room with Wood Burner  
Study / Playroom  
Separate Utility, Downstairs W.C.  
Master Bedroom with En Suite  
Three Further Bedrooms  
Family Bathroom  
Large Garden  
Garage and Summerhouse  
Ample Parking

**Description:**

Recently refurbished throughout, this charming country cottage is ideal for family living. The ground floor comprises an entrance hallway, study/playroom, W.C. and utility/cloak room. Beyond, the hallway is a spacious, contemporary kitchen/dining room with top of the range fixtures and appliances and views over the garden to the stunning countryside beyond. A door leads through to the sitting room with wood burner and further double doors out on to the sunny terrace.

A staircase from the dining area leads to the first floor, featuring a family bathroom with shower over bath, three bedrooms and an en suite master bedroom with bath and separate shower.

**Outside:**

Externally there is a gravelled driveway, garage, summerhouse, terrace and large garden which surrounds the property.

**Situation:**

Steep Marsh is perfectly situated for access to Churchers College, Bedales, Highfield/Brookham, The Petersfield School, Bohunt School, the A3 and the many facilities on offer two miles away in Petersfield (main line station to Waterloo – 60 mins). Portsmouth twenty one miles, Chichester twenty seven miles, Winchester twenty miles, Guildford twenty six miles.

**AVAILABLE LATE APRIL 2023**

**Local Authority:** East Hampshire District Council (Band C)

**White Goods:** Range Cooker, Integrated Dishwasher and Washing Machine. Space and infrastructure for a Fridge/Freezer and Tumble Dryer.

**Heating:** Oil fired

**Drainage:** Private

**Curtains:** Not provided

**Flooring:** Carpets/Exposed Wood Floors/Tiles

**Broadband availability:** Check with your provider

**Mobile phone reception:** Check with your provider

**Pets:** Considered

**Gardening:** Tenants 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	58   d	
39-54	E		
21-38	F		
1-20	G		





## The Country House Company

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