



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 Bedrooms – 4 Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

### **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)

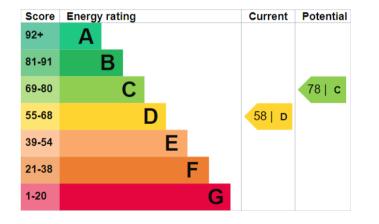
White Goods: Range Cooker, Integrated Dishwasher and Washing Machine. Space and infrastructure for a Fridge/ Freezer and Tumble Dryer.
Heating: Oil fired
Drainage: Private
Curtains: Not provided
Flooring: Carpets/Exposed Wood Floors/Tiles
Broadband availability: Check with your provider
Mobile phone 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

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









# The Country House Company

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