



Swanmore, Nr Bishops Waltham / Petersfield / Winchester, Hampshire
£2,500 pcm excl. including gardening, water and drainage

A Charming Lodge Cottage Available Fully Furnished for a Long or Short Term Let



Term: 6 – 12 month let with the possibility of renewal
Fully Furnished – Licence Agreement/Assured Shorthold Tenancy

Bedrooms – 3

Key Features:

Fully Furnished
Long / Short Term Considered
Fully Fitted and Equipped Open Plan Kitchen / Dining Space
Sitting Room / Study with Wood Burner
Utility Room and Separate W.C.
Boot / Coats Area
Three Double Bedrooms (One En Suite)
Family Bathroom
Large Enclosed Garden with Terrace
Driveway Parking

Description:

This charming Lodge Cottage is privately situated and separate from the main house. It is currently furnished and equipped to a high standard with the option to remove furnishings as required, subject to the proposed tenancy term. There is a secure garden and ample parking on the driveway.

Situation:

Set on the edge of the village of Droxford, with a local school and active village community. There are good road links to Winchester or Petersfield (12 miles), Fareham / M27 (6 miles), Southampton Airport (8 miles) and Alton (12 miles).

AVAILABLE EARLY 2024

Local Authority: Winchester City Council Band D

White Goods: Electric Oven and Hob, Dishwasher, Under Counter Fridge, Fridge/Freezer, Washing Machine and Tumble Dryer

Heating: Oil Fired (Tenant responsible for topping up the tank)

Electricity: Tenant responsible for metered usage

Water and Drainage: Included

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Super-Fast Fibre available

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included

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

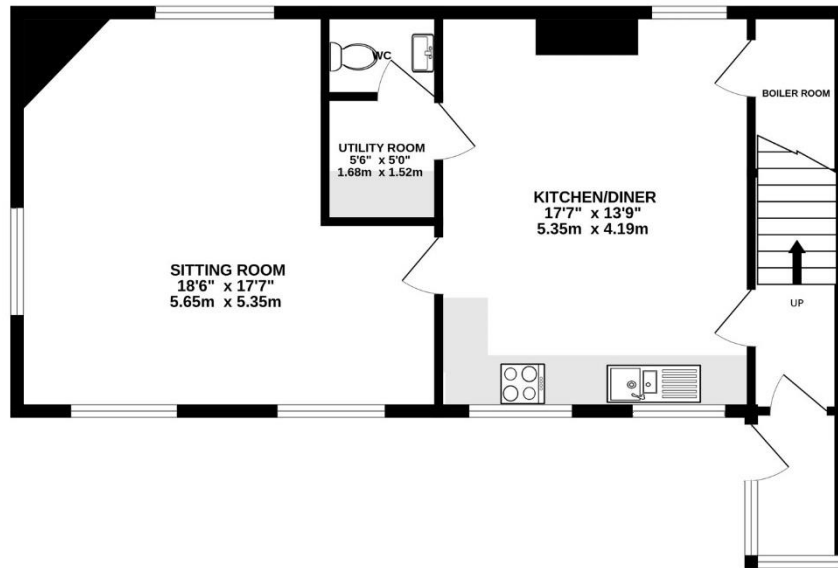
Please contact The Country House Company for further details – www.countryhousecompany.co.uk



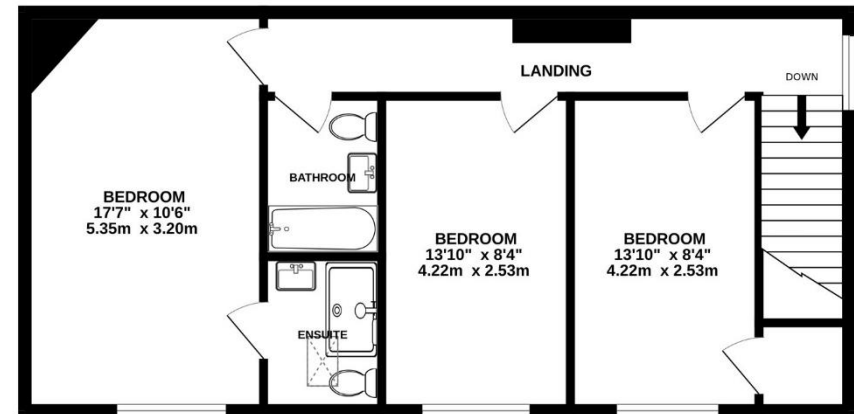
Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
626 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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