



THE
COUNTRY
HOUSE
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Catherington, Nr Hambledon / Petersfield / Winchester / Portsmouth
£2,750 pcm excl

Beautifully Presented, Light and Spacious Four Bedroom Barn Conversion,
Situated in Glorious Hampshire Countryside



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

Key Features:

Large Entrance Hall
 Open Plan Sitting / Dining Room with Wood Burning Stove
 Spacious Fully Fitted Kitchen
 Utility Room / Cloakroom
 Master Suite with En Suite Shower Room and Walk in Wardrobe
 Downstairs Double Bedroom / Study
 Two Further Double Bedrooms
 Separate Studio / Home Office and Glass House
 Large Private Garden with Terrace
 Triple Car Port

Description:

This stunning, recently renovated barn conversion, constructed of local stone in a courtyard setting is situated on a quiet rural lane in the heart of the South Downs National Park.

The property has been converted and finished to an extremely high standard throughout, with immaculate attention to detail. With a wonderfully spacious, light open plan living space and fully fitted kitchen, four double bedrooms, two bathrooms and downstairs W.C, with top of the range fittings; this property offers a wonderful, secluded home, perfect as a weekend retreat or for full time living.

Outside:

There is a triple car port and additional parking available within the courtyard. The enclosed and private rear garden has a good sized terraced area and separate home office/studio and glasshouse. Beyond the property is a grassed area for communal use.

Situation:

Nearby are the amenities at Clanfield and Catherington with well regarded local schools, shops and public house within a reasonable distance. Easy access to the A3 makes it the ideal destination for commuters with train services from Petersfield to London Waterloo. Petersfield – 7 miles Portsmouth – 15 miles.

Schools within easy reach are Churchers College, Ditcham Park School, Bedales, Highfield and Brookham, The Petersfield School and Bohunt.

AVAILABLE AUGUST 2023

Local Authority: East Hampshire District Council (Band E)

White Goods: Range cooker with electric hob and space and infrastructure for a dishwasher, washing machine and tumble dryer

Heating: Air source heating

Drainage: Included

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: Check with your provider

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Tenant responsibility

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	40 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







The Country House Company

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