



Upham, Nr Winchester / Bishops Waltham, Hampshire

£1,650 pcm, excl.

Pretty Three Bedroom Semi-Detached Cottage,
Situated on a Rural Country Estate.

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Term: 12 months with the possibility of renewal

Bedrooms – 3

Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Semi-detached Cottage on Private Country Estate
Farmhouse Kitchen with Electric Everhot Cooker
Large Pantry
Sitting Room with Wood Burning Stove
Family Bathroom with Shower over Bath
Two Double Bedrooms
Study / Bedroom Three
Large Private Garden with uninterrupted Views
Terrace and Storage Sheds
Private Parking

Description:

Spacious three bedroom, semi-detached cottage located within the grounds of a South Downs private Estate with far reaching, uninterrupted views to the rear beyond the sun terrace and large cottage garden.

Downstairs there is a farmhouse kitchen equipped with electric Everhot, pantry storage, a large sitting room with wood burning stove and a family bathroom with shower over bath.

Upstairs, there are three spacious bedrooms.

Two sheds provide ample external storage and there is parking for two vehicles to the side of the property.

Situation:

The Holt Estate lies within the South Downs National Park and has been farmed and managed by the same family for three generations. The family take great pride in managing the farm and maintaining a quiet, rural setting and sense of community whilst respecting the privacy of the cottages let out within the grounds. The Estate is located in glorious countryside just outside the village of Upham, not far from Cheriton, yet is within easy reach of Winchester with its main line station (five miles), Bishops Waltham (four miles) and the market town of Alresford (eight miles). There is easy access to the M3.

AVAILABLE END JUNE 2023

Local Authority: Winchester City Council (Band D)

White Goods: Electric Everhot Stove, Washing Machine with space and infrastructure for a Fridge / Freezer and Dishwasher

Heating: Log boiler (sub-metered into property)

Water and Drainage: Private (contribution to Landlord)

Curtains: To principal rooms

Broadband availability: Available via Redraw wireless network

Mobile phone reception: Check with your provider

Gardening: Tenant responsibility

Pets: Considered

Logs available to purchase from the Estate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

Viewing:

Strictly by appointment with The Country House Company, as many properties are already occupied 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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