



Selham, Nr Midhurst / Petworth, West Sussex
£9,000 pcm excl & incl of gardening

THE
COUNTRY
HOUSE
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A stunning four bedroom Barn conversion with plenty of living/entertaining space
Available for a 3 - 6 month let, fully furnished



Term: 3 – 6 months

Bedrooms – 4

Fully Furnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

SHORT TERM LET

Modern Kitchen with Electric AGA and separate Cooker/Hob

Large Open Plan Living / Dining Space

Master Bedroom with En Suite Bathroom

Three Further Double Bedrooms

Three Bathrooms

Fully Enclosed/Private Garden with Decking

Loggia with Gas BBQ

An ideal weekend/summer retreat or Polo let.

Fully Furnished

Description:

A gravelled driveway with pretty herb garden and plenty of parking space leads to the front entrance and into the modern kitchen which is fully equipped and benefits from an electric AGA and separate cooker/hob.

There is a breakfast bar which looks out over the extensive living/entertaining space accommodating a dining area with double doors on to the wooden deck, cosy sitting area with wood burner and study area with desk.

Above and overlooking the ground floor accommodation is a galleried mezzanine which leads to the master bedroom with dressing area and en suite bathroom.

Back on the ground floor, forming the other two sides of the courtyard garden and accessed via a glass sided corridor overlooking the private garden, is a further dining/breakfast area, W.C., double bedroom with en suite bathroom, further double bedroom with stand alone bath, newly fitted family bathroom with large walk in shower and separate bath, laundry/airing room and a double bedroom with access to the garden via double doors.

Outside:

The courtyard garden comprises a wooden decked area with chairs/recliners and table, a beautiful open-fronted loggia with dining table and benches and gas BBQ leading on to a lawn. There is access from the lane in to this area via double gates providing optional secure parking.

Situation:

Selham is a small hamlet nestled at the foot of The South Downs, the property is situated off an unmade road with immediate access to wonderful countryside perfect for walking/cycling and within easy reach of Midhurst (4 miles)/Petworth (4 miles)/Chichester (15 miles) and the South Coast beyond. The Cowdray Estate (wonderful farm shop/Polo and Summer events) is nearby as is the Goodwood Estate (horse racing, car track and flying). There is a mainline station in Haslemere (11 miles) with easy access to Waterloo (50 mins).

AVAILABLE BEGINNING MAY 2024

Local Authority: Chichester District Council (Band H)

White Goods: All included

Heating: Oil fired Central Heating

Drainage: Private – Included

Water: Included

Curtains: To principal rooms

Flooring: Carpets/Exposed Wood Floors/Tiles

Broadband availability: FTTC

Mobile phone reception: Check with your provider

Pets: Considered

Gardening: Included

Parking: Private – Off Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	54 E
21-38	F		
1-20	G		

Viewing:

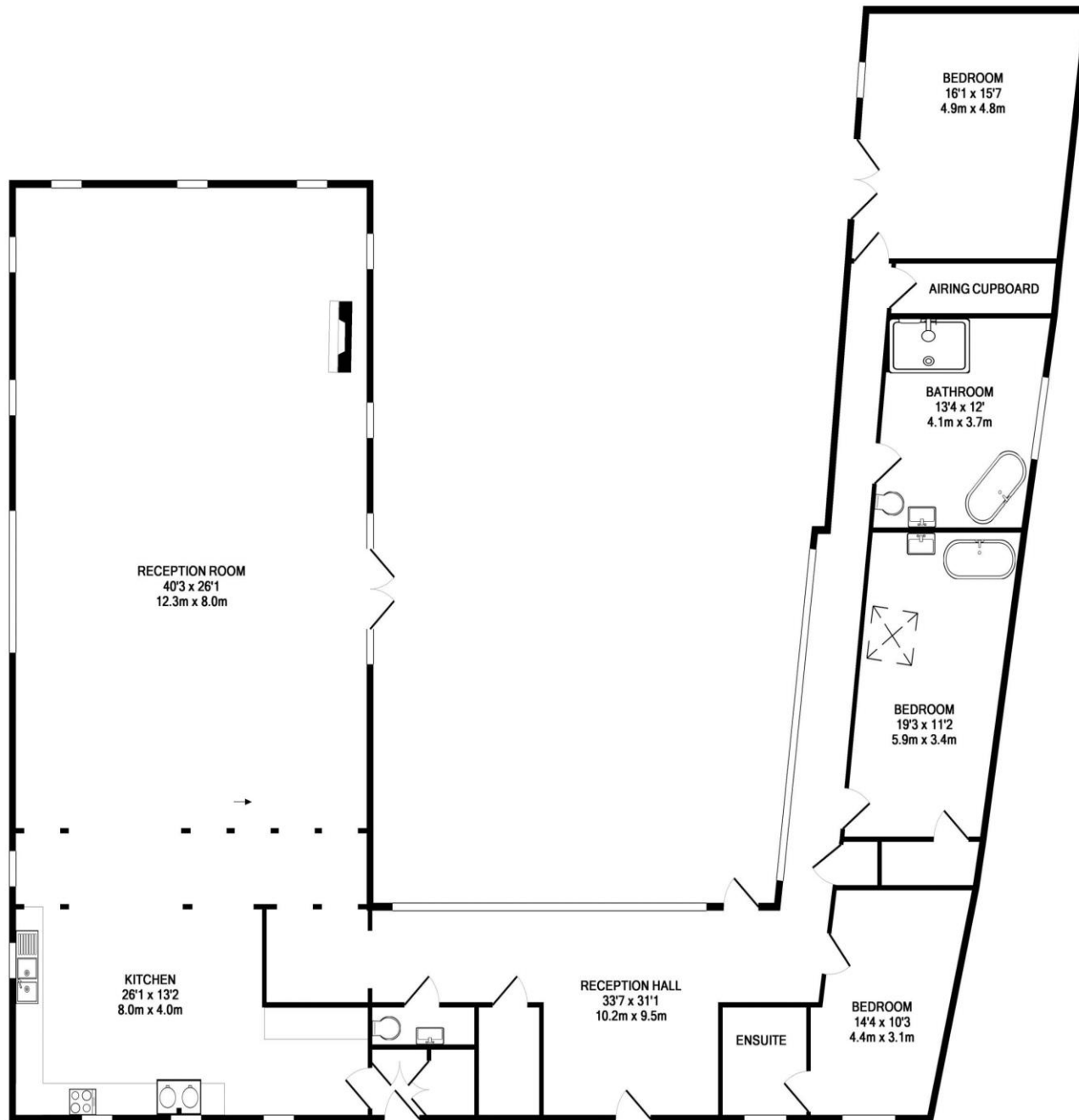
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

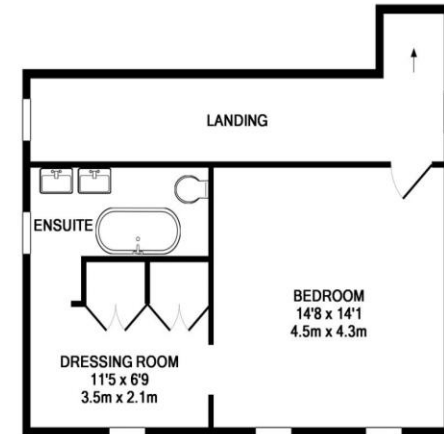
Email: info@countryhousecompany.co.uk

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





GROUND FLOOR
APPROX. FLOOR
AREA 2918 SQ.FT.
(271.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)



TOTAL APPROX. FLOOR AREA 3426 SQ.FT. (318.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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