



THE
COUNTRY
HOUSE
COMPANY
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Upham, Nr Winchester / Bishops Waltham, Hampshire
£2,000 pcm, excl.

Pretty, Semi-Detached Three Bedroom Thatched Cottage,
in a Rural Estate Setting



Term: 12 months with the possibility of renewal
Bedrooms – 3
Unfurnished – Assured Shorthold Tenancy / Contractual Residential Tenancy

Key Features:

Newly Recarpeted Throughout
 Kitchen / Dining Room
 Utility room / Cloakroom
 Sitting Room with Open Fireplace
 Two Double Bedrooms
 Study / Third Bedroom
 Family Bathroom
 Large Mature Garden with Sun Terrace
 Shed
 Private Driveway

Description:

An exceptionally pretty semi-detached three bedroom thatched cottage in a peaceful and private rural estate setting with a large, private cottage garden and uninterrupted views over the open countryside beyond.

The kitchen opens on to the dining area and a very practical rear hall/cloak/utility area. There is a separate dual aspect sitting room with a working fireplace. Upstairs are two double bedrooms, a single bedroom/study and family bathroom.

There is ample parking on the private gravelled driveway.

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 SEPTEMBER 2023

Local Authority: Winchester City Council (Band C)

White Goods: Electric oven and hob, dishwasher, washing machine with space and infrastructure for a fridge/freezer and tumble dryer

Heating: Oil fired central heating

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

Pets: A well behaved dog considered

Gardening: Tenant responsibility

Logs available to purchase from the Estate

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		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	53 E	
21-38	F		
1-20	G		





The Country House Company

02392 632 275 www.countryhousecompany.co.uk

sales@countryhousecompany.co.uk ▪ lettings@countryhousecompany.co.uk

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