



Tichborne, Alresford, Nr Winchester / Petersfield, Hampshire
£4,500 pcm excl., including gardening

Beautifully Presented, Grade II Listed Four Bedroom Cottage,
Located in the Pretty Village of Tichborne

THE
COUNTRY
HOUSE
COMPANY
Sales | Lettings | Management



Term: 12 months with the possibility of renewal
Unfurnished/Part Furnished
Assured Shorthold Tenancy / Contractual Residential Tenancy

Bedrooms – 4

EPC EXEMPTION APPLIES

Key Features:

Fully Fitted Kitchen/Breakfast Room with Pantry
Cloakroom/W.C.
Dining Room with Wood Burner
Two further Reception Rooms, each with Wood Burner
Dry and Shelved Basement Storage Room
Four Double Bedrooms
Two Family Bathrooms
Large Private Garden
Terraced Area
Double Car Port and Ample Driveway Parking

Description:

We are delighted to offer this beautifully presented period thatched cottage. Situated on a quiet lane in the centre of this quintessentially English village, the property is surrounded by mature gardens beyond which are uninterrupted views across farm land.

The property is now offered for rental having been sympathetically restored by the current owners to modernise yet retain its period character. The generous and beautifully presented accommodation is ideal for family living and entertaining and can be offered part furnished or unfurnished according to what is required. There is good ceiling height throughout and access to the first floor is via two separate staircases.

Externally there is a double car port and gravelled driveway. The large terrace gives way to the pretty cottage garden.

Local Authority: Winchester City Council (Band E)

Situation:

- There are excellent road and rail network links with Winchester and Petersfield stations, serving London Waterloo.
- Southampton airport is an easy 25 minute drive by car.
- Highly regarded local pub
- Nearby Alresford offers a wealth of charm, character and a community spirit with a range of shops and eateries from its traditional high street.
- The coast and beaches are approximately 20 miles to the south.
- Ample opportunity for horse riding locally along with a host of footpaths and cycle routes.
- There are a number of independent and state schools within easy reach including Prince's Mead, St. Swithuns, Winchester College, Twyford School, Bedales, Churchers College, King Edward VI, Perins School and Cheriton Primary.

AVAILABLE BEGINNING SEPTEMBER

White Goods: Full Range Included

Heating: LPG Central Heating and Electric Heating

Drainage: Private

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: Landlord Responsibility

Viewing:

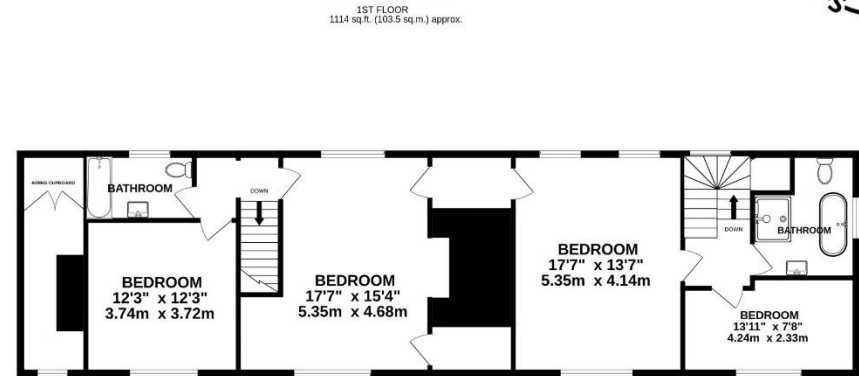
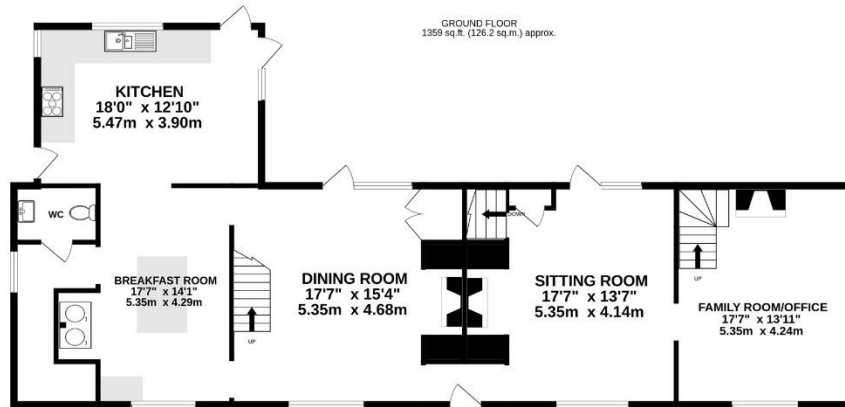
Strictly by appointment with The Country House Company, as many properties are already tenanted and we wish to respect privacy.

Tel: 02392 632275

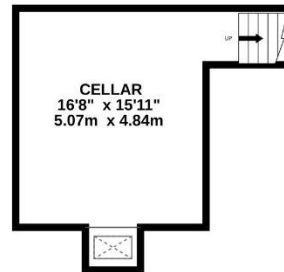
Email: info@countryhousecompany.co.uk

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





CAR BARN
189 sq.ft. (17.5 sq.m.) approx.



BASEMENT
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 2975 sq.ft. (276.4 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.

Made with Metropix ©2023





The Country House Company

02392 632 275 www.countryhousecompany.co.uk

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

The Country House Company regulated by RICS. S.P. Crossley MRICS FARLA, R.N. Crossley



www.countryhousecompany.co.uk